Asunto Oy

Espoon Loistosalvia

Carefree living in a desirable area by the sea

easyIN by KASTELLI

ASUNTO OY ESPOON LOISTOSALVIA

Twelve fantastic detached homesand four sets of semi-detached homes are to be built by the sea at Salakuljettajantie 3 in the Saunalahti area of Espoo. Asunto Oy Espoon Loistosalvia comprises two-storey homes with 3–5 rooms, ranging in size from 75–133 square metres. The properties each have a pleasant west, southwest, or south-facing garden with a deck, as well as two parking spaces.

The properties' stylish exterior conceals a very bright, open and functional interior. The homes' spacious kitchens are decorated with high-quality materials and invite you to cook, while the high-ceilinged, open-space dining area is great for spending time together. Plenty of storage space in the hallway makes everyday life easier, and there's lots of room for outdoor clothes in the beautiful closet with sliding mirrored doors. All of the homes have their own sauna, and some have a separate utility room. The properties are heated using eco-friendly geothermal heat.

The older and newer buildings in the desirable and extremely pleasant Saunalahti area make for enchanting surroundings, to which Loistosalvia brings its own special something. These homes are a dream come true, close to both the sea and nature, as Espoo's Rantaraitti route, parks, and outdoor recreation areas are all just a stone's throw away. Schools, a library and other everyday services are just a short distance away, and Espoonlahti's wide range of services are just a few kilometres away from the properties.

Site for sale

Construction start date 4–5/2022

Ready for occupants 5–7/2023

A HIGH-QUALITY EASYIN HOME FROM KASTELLI

When you choose an Asunto Oy Loistosalvia Easyin home, you're partnering with a market leader known for its reliability and quality[1]. Our city homes for smooth everyday living are built by Kastelli, which is part of the Harjavalta Group. Kastelli homes are by far the most purchased homes in Finland, and research has proven that the customers are satisfied[2]. Kastelli has been a market leader since 1994. Our stable and family-owned company is a safe partner to help you through life's most important investment.

Kastelli's operations are certified to comply with ISO 9001 quality standards and ISO 14001 environmental standards.

[1] Rakennustutkimus RTS Oy, Omakotirakentajatutkimus 2021/22 RV (Survey of single-family home builders by Rakennustutkimus RTS Oy).
[2] Rakennustutkimus RTS Oy, Omakotirakentajatutkimus 2021/22 SV (Survey of single-family home builders by Rakennustutkimus RTS Oy).

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HIGH-QUALITY HOMES NEAR THE SEA AND COMPREHENSIVE SERVICES

Twelve fantastic detached homes and four sets of semi-detached homes will be built by the sea in the Saunalahti area of Espoo. Nature and the sea are ever-present at the homes, which are located in a desirable and extremely pleasant area. Everyday services are easily accessibly nearby, and the Espoonlahti neighbourhood's wide range of services are just a few kilometres away.

The oldest and newest buildings in the area make for a captivating sight. Loistosalvia's stylish and modern two-storey detached and semi-detached homes are located on the plot so that they blend seamlessly with the environment and differences in elevation. The larger, five-room homes are located on the western boundary of the plot near the eye-catching bedrock, which will be kept on the site.

The lush local environment offers a variety of outdoor terrain for people of all ages. The Saunalahti field is just a stone's throw from the properties, and Kallvik beach is a short journey away. There are great public transport connections to further away destinations, too, with the local bus stop just 50 metres from the homes.

AS OY ESPOON LOISTOSALVIA

Salakuljettajantie 3
02780 Espoo

Buses
Bus stop 50 m
Linjat: 124K, 164A, 164VA

Metro and train
Kauklahti railway station 3.0 km
Matinkylä metro station 9.5 km
Niittykumpu metro station 11.0 km

Shops
S-Market Saunalahti 700 m
K-Supermarket Lasihytti 2.8 km
K-Market Kivenlahdenkatu 2.7 km
Kauppakeskus Iso-Omena 9 km

Fitness and wellbeing
Saunalahden kenttä (sports field) 450 m
Kallvik uimaranta (swimming beach) 1.2 km
Kuntosali Gymstone (gym) 2.6 km
Kuntosali Become (gym) 3.3 km
Sarfvik Golf 4.1 km
Espoonlahti uimahalli (swimming hall) 5.0 km

Health
Saunalahden neuvola clinic 950 m
Kivenlahti health centre 4.0 km

Day-care centres
Touhula VekaraLahti 650 m
Saunarannan päiväkoti 1.1 km
Paapuurin päiväkoti 1.7 km

Schools
Saunalahden koulu 450 m
Vanttilan koulu 2.3 km
Meritorin koulu 3.1 km
Mainingin koulu 4.0 km

Library
Saunalahti library 450 m

EDISTINGUISHED DETACHED AND SEMI-DETACHED HOMES INVITE YOU TO ENJOY EVERYDAY LIFE IN NATURE

Asunto Oy Espoon Loistosalvia was designed by architect Janne Jylkäs. The twelve detached homes and two sets of semi-detached homes are modern and stylish. The homes' exterior cladding is light. The wooden-clad and pitch-roofed buildings have facades that feature black accent details on their brown panelling. The balconies and patios combine to form a facade that is modern and characterful in appearance. These homes proudly stand out from the other buildings in the area!

The imposing old bedrock on the western boundary of the plot is an attractive and eye-catching sight in the courtyard. The difference in elevation caused by the land formation has been fantastically taken into consideration in the design of the properties and their locations. A shared play area keeps the youngest members of the family happy, and the gardens' beautiful plants and greenery provide peace and privacy. The path from the courtyard to the adjacent bedrock invites you to admire the surrounding scenery from above street level.

Janne Jylkäs
SAFA architect
Jylkäs Arkkitehdit Oy

A large number of the homes have a fantastic open-plan living area two storeys high, which is bathed in sunlight due to the large windows. The living areas open out onto the terrace where the variation between low and high spaces provide a distinct atmosphere to the cosy extension of the indoor spaces. The old bedrock on the western boundary of the plot will be retained and will provide a distinct look to the homes' environment.

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HOMES

The housing company offers four sizes of home to choose from, each with their own sauna, pleasant and sunny garden with terrace, plus two parking spaces. Some of the parking spaces are covered, and one of the parking spaces in the second-largest 105 m² sized homes is a garage. Storage spaces are connected to the apartments. The peaceful and private yards are mostly located so that the paths through the shared courtyard do not pass the yards directly. Plants and bushes also provide privacy.

4 homes: 3r + k + s – 75 m² (+ stor)
7 homes: 3r + k + s – 88,5 m² (+ stor)
3 homes: 4r + k + s – 105 m² (+ stor & gar)
2 homes: 5r + k + s – 133 m² (+ stor)

A single-family home feel

- Own sauna and pleasant garden with terrace that faces west, southwest or east.
- Functional floor plans.
- The privacy of a single-family home with the community and convenience of a housing company under your own roof.

Everyday luxury

- Eco-friendly geothermal heat and mechanical supply and exhaust ventilation using a heat recovery unit.
- Underfloor heating throughout the entire home.
- Parking spaces have heating points and provisions for an electric vehicle charging point.
- Kitchens have a quartz countertop, recessed sink and other high-quality materials, plus a spacious island.
- A wine cabinet is available for the kitchen as an option, an airing cupboard can be put in the utility room or bathroom, and a cooling air source heat pump can be installed in the living room.

Moving in is included in the price

- We offer you a removals truck and movers for three hours free of charge for a moving trip of no more than 30 kilometres. More detailed information about taking advantage of our removals help can be found in the moving-in letter.

N

S

3r + k + s – 75 m² (+ stor)

3r + k + s – 88,5 m² (+ stor)

4r + k + s – 105 m² (+ stor & gar)

5r + k + s – 133 m² (+ stor)

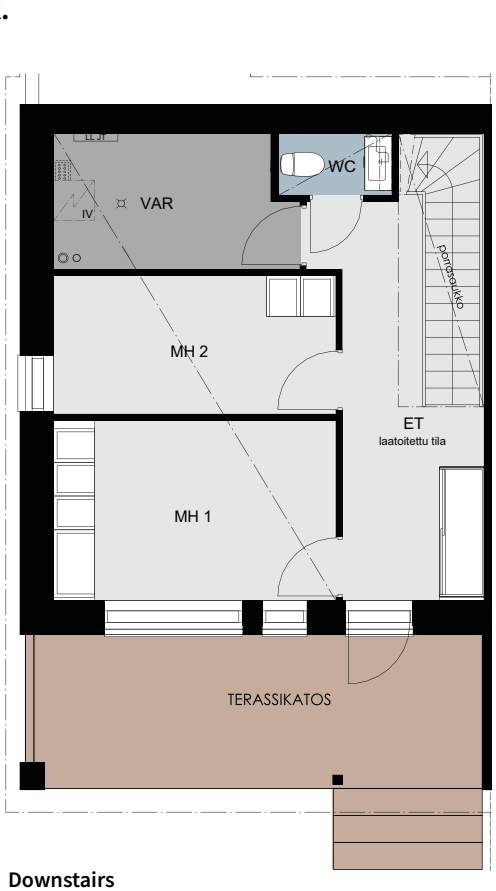
AS OY ESPOON LOISTOSALVIA
Salakuljettajantie 3
02780 Espoo

3r + k + s – 75 m² (+ stor)

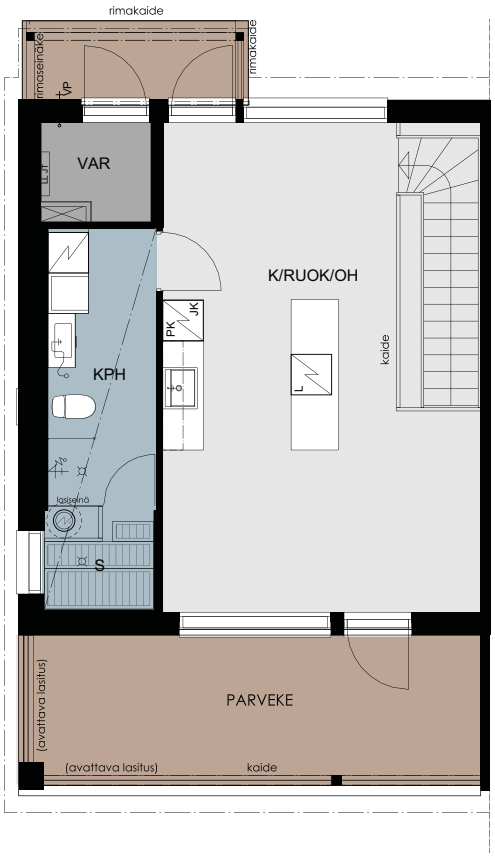
Property D4

The housing company's smallest homes are located to the north of the plot in cosy semi-detached buildings where the terraces and living areas open out to the sunny west. The beautiful plants and bushes provide borders for the yards and add privacy. The homes' cosy living areas are located upstairs.

Property D4 includes two parking spaces, one of which is covered.



Downstairs

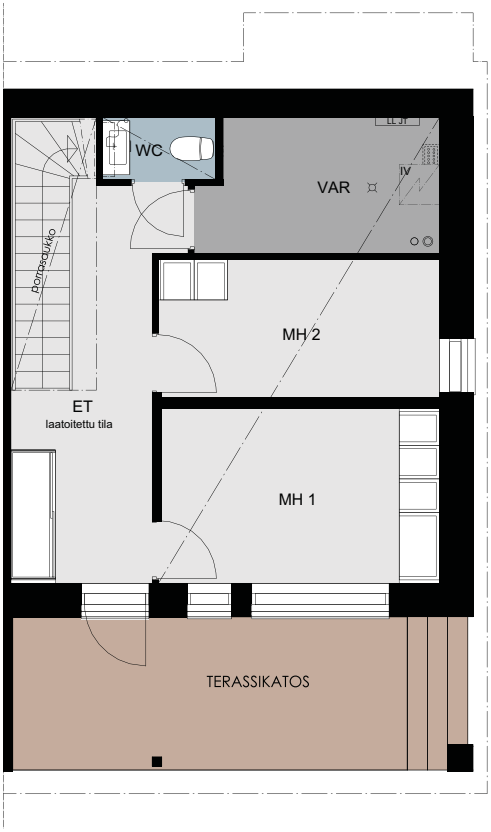


Upstairs

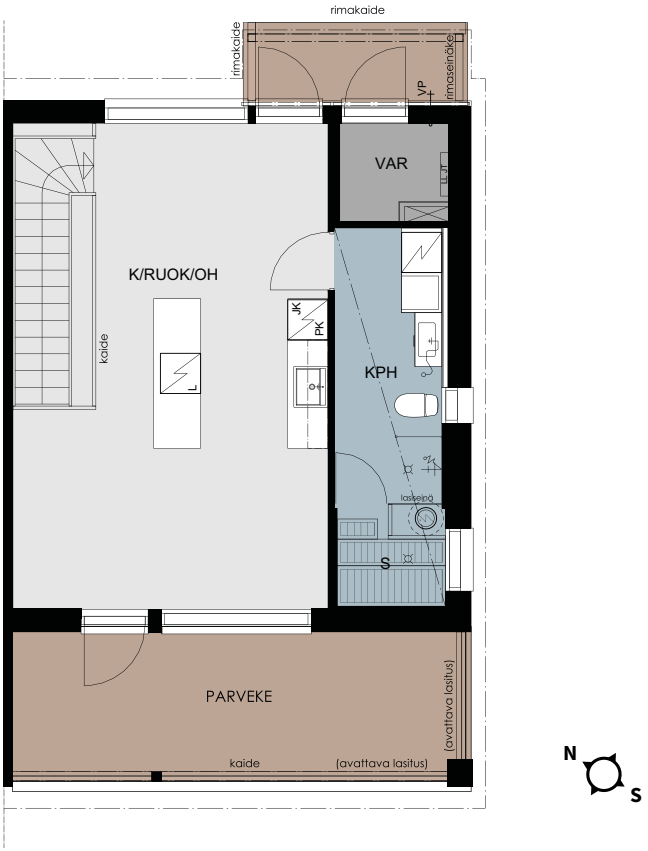
3r + k + s – 75 m² (+ stor)

Property D5

Properties D4 and D5 are located in the same semi-detached building and are mirror images of one another. **Property D5 includes two parking spaces, one of which is covered.**



Downstairs

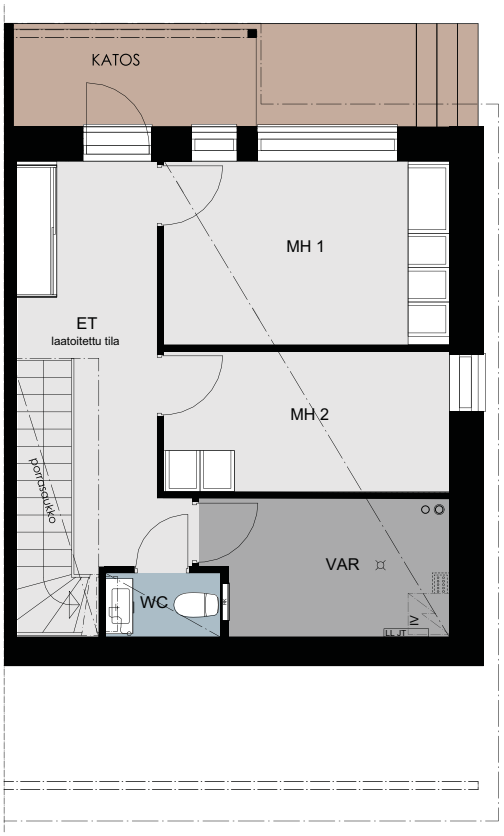


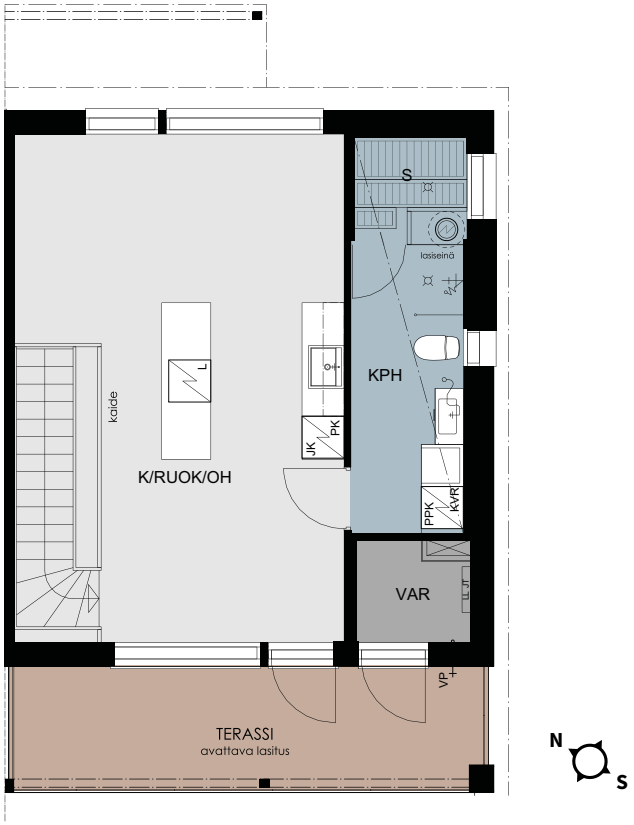
Upstairs

3r + k + s – 75 m² (+ stor)

Property G8

Properties G8 and G9 are located in the same semi-detached building and are mirror images of one another. **Property G8 includes two parking spaces.**





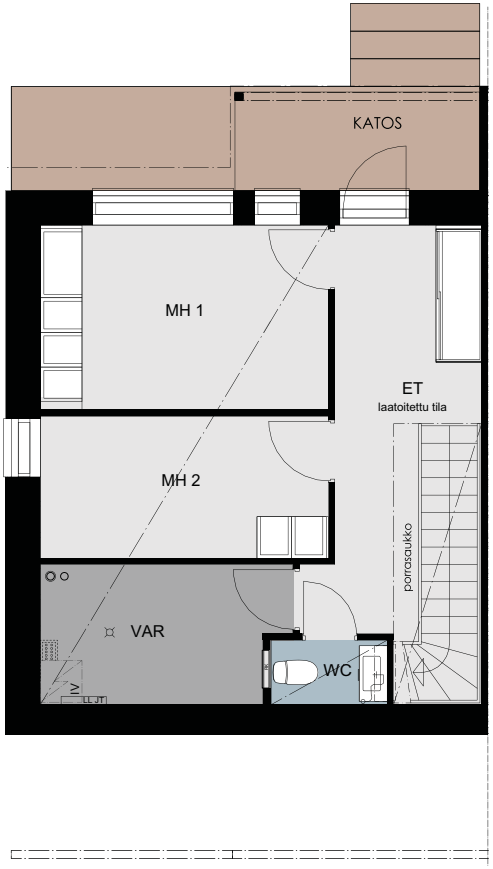
Downstairs

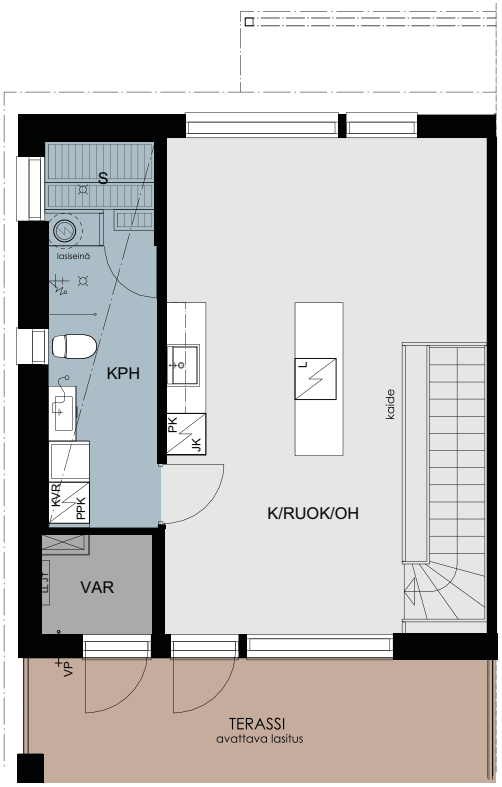
Upstairs

3r + k + s – 75 m² (+ stor)

Property G9

Properties G9 and G8 are located in the same semi-detached building and are mirror images of one another. **Property G9 includes two parking spaces.**





Downstairs

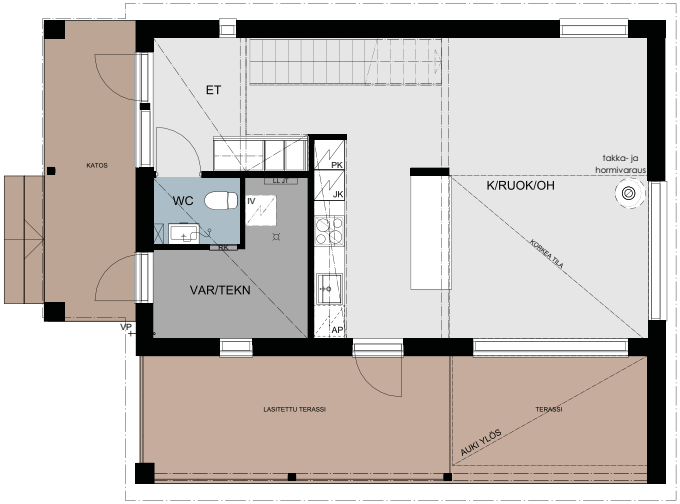
Upstairs

3r + k + s – 88,5 m² (+ stor)

Property E6

Located on the eastern boundary and centre of the plot, the living areas, gardens and terraces of these three-room homes face south, west, or east.
The two-storey-tall living area with large windows gives the home a wonderfully spacious feel, and there are provisions for a fireplace. The bathroom and sauna are upstairs. All homes include two parking spaces, and for some homes, one of the spaces is covered.

Property E6 is located in the middle of the plot and includes a covered and uncovered parking space.



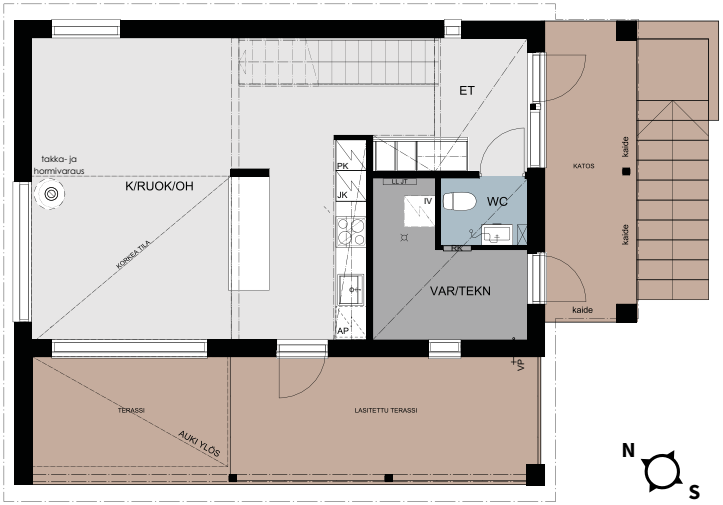
Downstairs

Upstairs

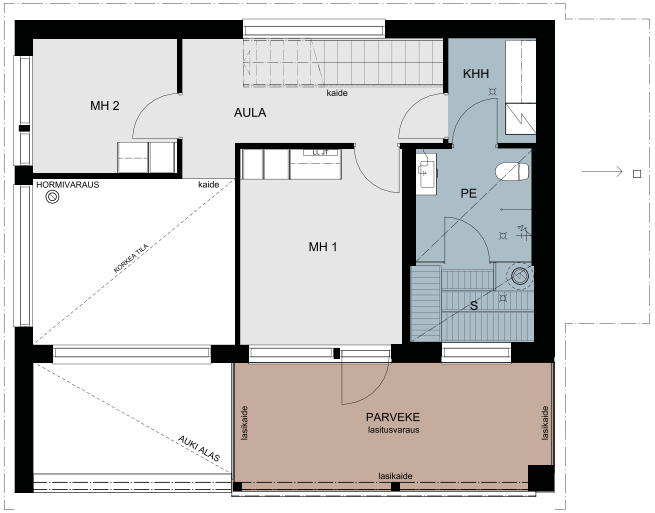
3r + k + s – 88,5 m² (+ stor)

Property F7

Property F7 is located in the middle of the plot in a sheltered spot and includes its own large yard.
The home includes uncovered parking spaces for two cars.



Downstairs



Upstairs

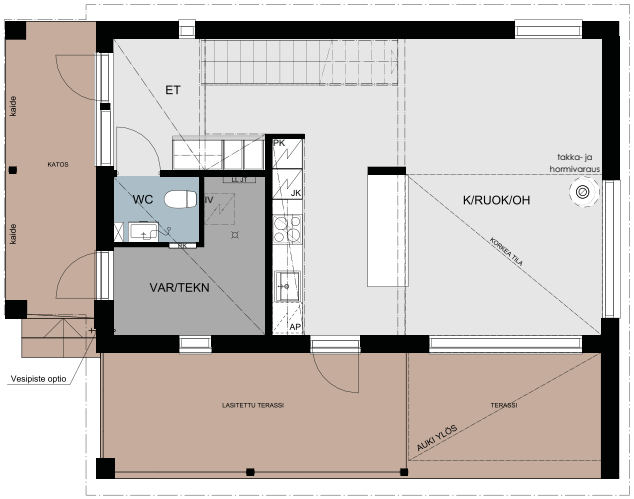
N

S

3r + k + s – 88,5 m² (+ stor)

Properties I11, J12, K13 and L14

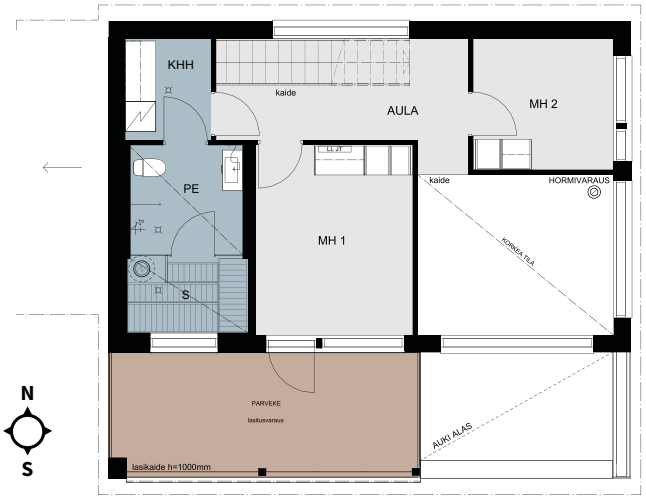
Located on the western boundary of the plot, these homes' floor plans correspond to one another and their cosy terraces face south. The gardens in properties K13 and L14 are slightly larger than in properties I11 and J12. **All homes include uncovered parking spaces for two cars.**



Downstairs

N

S

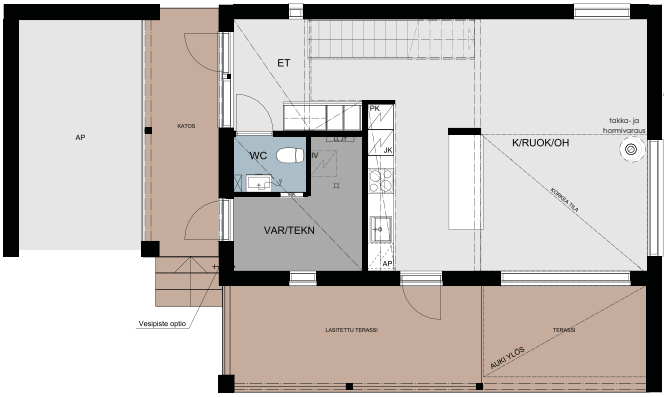


Upstairs

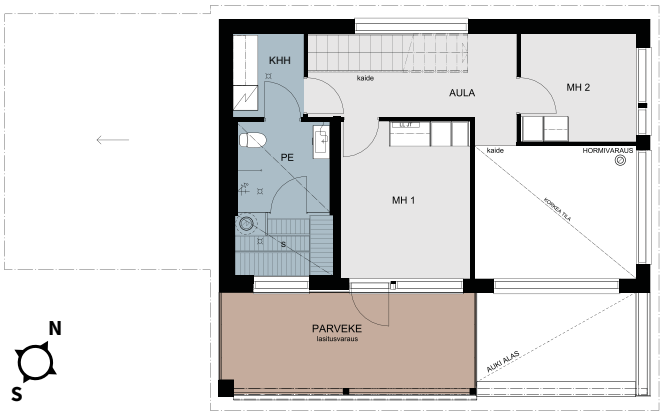
3r + k + s – 88,5 m² (+ stor)

Property H10

Property H10 is the mirror image of property F7. **The home includes two parking spaces, one of which is covered.**



Downstairs



Upstairs

 Illustrative images may include products subject to additional fees

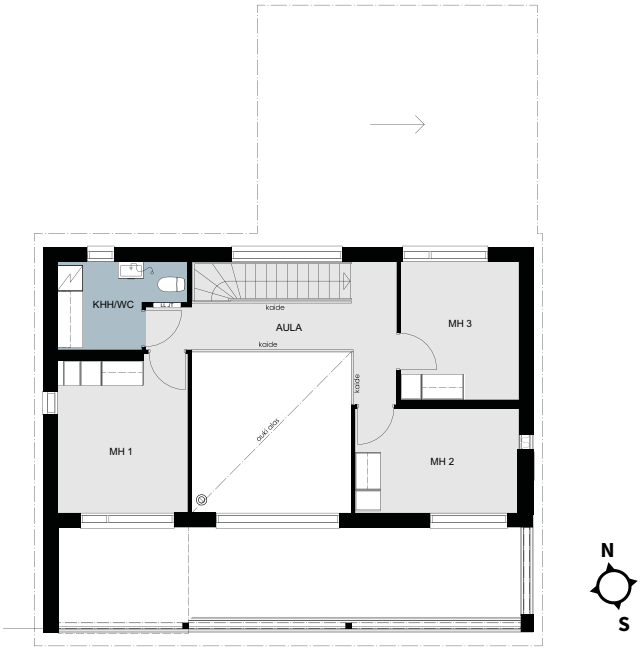
4r + k + s – 105 m² (+ stor & gar)

Properties A1 and N16

The open-plan homes to the south and west of the plot invite you to enjoy time at home. The two-storey-tall living areas and large windows give the homes an airy and spacious feel. The home has provisions for a fireplace. The sauna and bathroom are downstairs and the utility room joins on to the WC upstairs. Access to a separate storage area is through the exterior door via the entrance canopy.

The floor plans for properties A1 and N16 correspond to one another. A1 is located next to the natural bedrock area and it boasts one of the best locations on the plot. **Both properties include a garage and one uncovered parking space.**

Downstairs

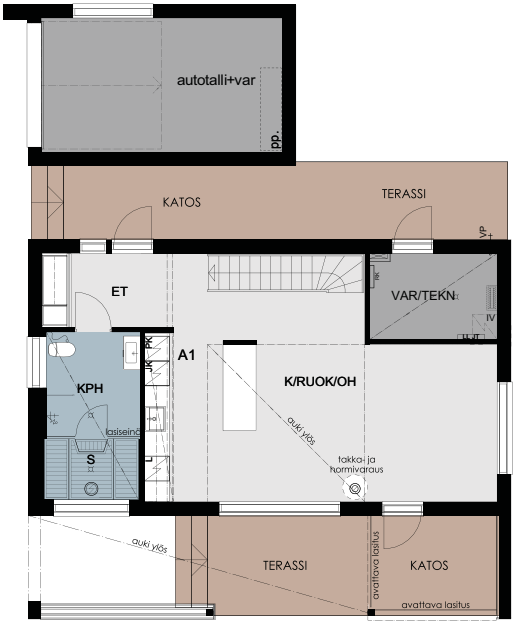


Upstairs

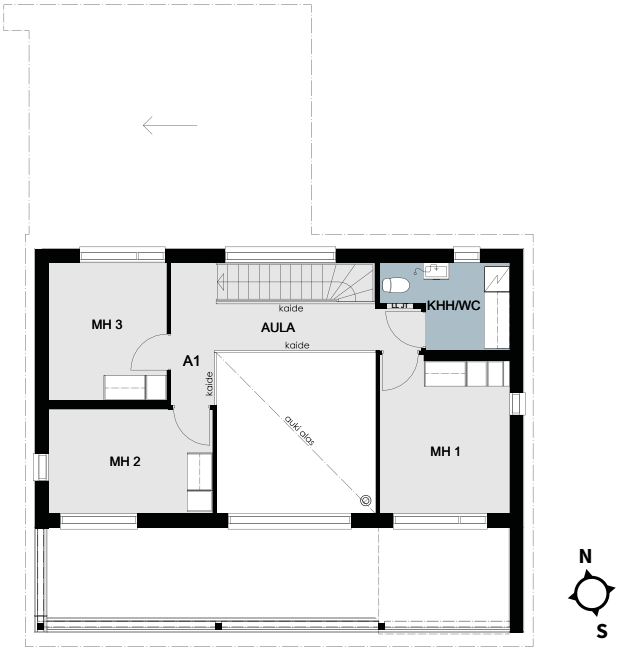
4r + k + s – 105 m² (+ stor & gar)

Property M15

Property M15 is the mirror image of properties A1 and N16. It is located in a good spot on the corner of the plot. **The property includes a garage and one uncovered parking space.**



Downstairs



Upstairs

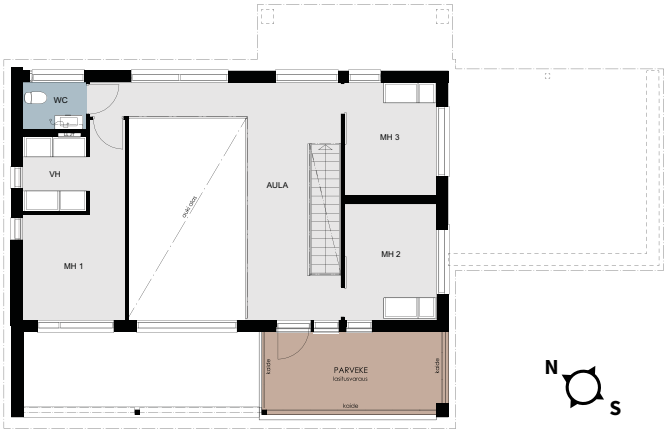
5r + k + s – 133 m² (+ stor)

Property B2

The housing company's largest homes have the best locations on the plot, next to a captivating natural area. The two-storey-tall living area and its large windows provide wonderful open views of the rocky area. The upstairs bridge solution with its living and foyer areas open out onto the downstairs living area, where there are provisions for a fireplace. The living area has access to the sunny terrace and private, quiet yard. The bedrooms are upstairs, and the master bedroom has its own walk-in wardrobe. The utility room joins on to the sauna facilities.

The home includes two carport parking spaces, located right next to the main door.

Downstairs

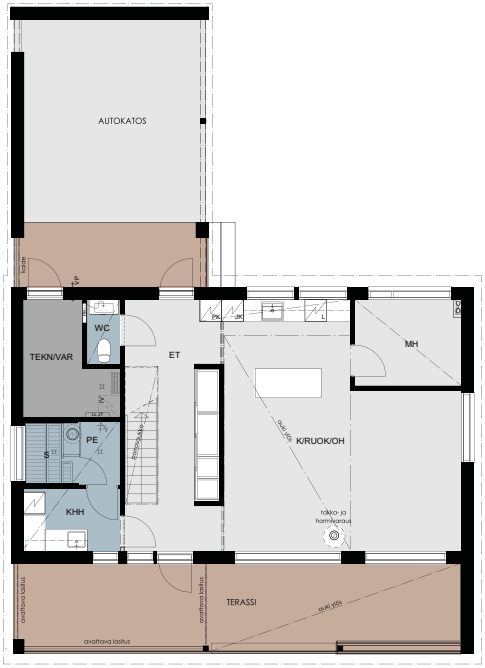


Upstairs

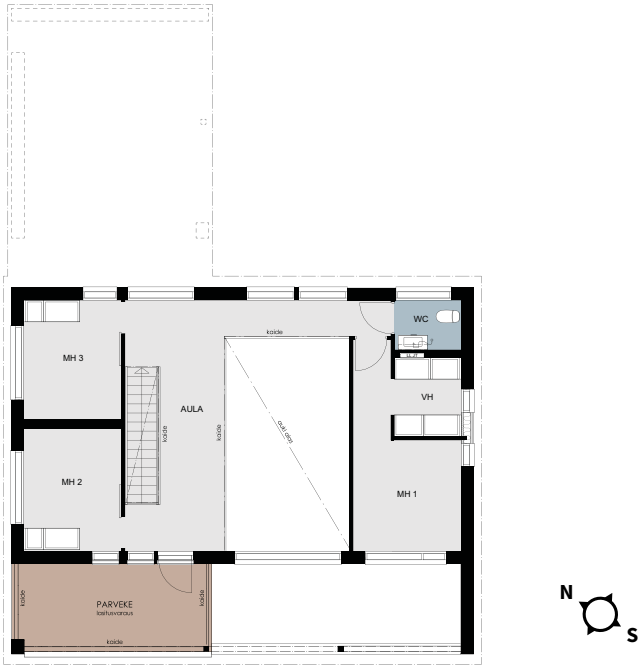
5r + k + s – 133 m² (+ stor)

Property C3

Property C3 is the mirror image of property B2.
It includes two carport parking spaces, located right next to the main door.



Downstairs



Upstairs

LOISTOSALVIA'S HOMES ARE HEATED USING ECO-FRIENDLY GEOTHERMAL HEAT

Eco-friendly geothermal heat was chosen as the form of heating for Loistosalvia and is supplied to the housing company by means of a service agreement. The agreement means that residents and the housing company can enjoy easy and reliable heating. The geothermal system provider takes care of everything: a ready-to-use heating solution, device control, continuous remote monitoring, and servicing and maintenance for 20 years.

The residents pay for the heating system's investment costs, such as devices, in connection with their maintenance charges. Once the investment costs have been paid, the heating system will accumulate savings.

Geothermal heat is also in a league of its own when it comes to cost predictability. Cost development in comparison to district heating, for example, is significantly more predictable, and it is possible to influence heating costs by shopping around for electricity suppliers.

The benefits of geothermal heat and a geothermal heating service agreement:

- The carbon footprint of geothermal heat is very small.
- In addition to heating homes, utility water is also mostly heated using geothermal heat.
- The system is easy to use and reliable.
- Cost development in comparison to district heating, for example, is significantly more predictable, and it is possible to influence heating costs by shopping around for electricity suppliers.

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HIGH-QUALITY AND COSY INTERIOR DESIGN

Our interior designer Enni Laitinen will help you to create a timeless and cosy interior to suit your preferences and wishes.

If you complete the purchase quickly, you will be able to add your personal touches to the interior of your home by choosing from our wide range of additional interior design products.

Enni Laitinen
Interior design and styling

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Take a look at our interior design styles at easyin.fi/en/interior-design

AS THE NAME SUGGESTS, IT'S EASY TO BUY AN EASYIN HOME!

Buying your own home is one of life's biggest investments. Thinking of our dream home puts a smile on our faces and gets our imagination whirring into gear, and it's not even unusual to get butterflies. You can put your trust in our experience and professionalism for life's biggest investment. Enjoy feeling inspired and brainstorming for your new home and leave the rest to us.

At Easyin, we're familiar with all of the questions, hopes and concerns that surround buying a new home. Our experienced and professional team has everything from architects to property agents, and from site foreman to interior designer, and they all know the buying process like the backs of their hands. That's why we've made the journey to the home of your dreams a simple and accessible one. We want to be inspired with you when you choose the style and material for your new home – and before you know it, you'll be enjoying morning coffee in your dream kitchen!

HEADING SAFELY TOWARDS YOUR OWN HOME.

When you're planning to buy a new home, **you should first find out what options you have for financing.** This will get things moving on the path towards your own home. Contact your bank to apply for a mortgage.

Learn more about our sites and **choose a home that you like,** or give one of our property agents a call

Complete the purchase. We will go through the sales documents and other purchasing-related practical matters with you, from deposits to insurance. You can also sign the contract of sale digitally, if you wish.

Choose your interior design style. Our skilled interior designers are ready to help you to choose from our wide range of high-quality materials.

Once 25% of the homes have been sold, **we will invite you to a meeting of share purchasers.**

We will organise **two visits to the construction site** during the construction process. Come along and see for yourself how construction on your home is progressing!

We will carry out a moving-in inspection.

Your new home is ready; it's time to move in! In the capital region, we've even made moving in easy and carefree, as we also provide help with removals. **Welcome to your dream city home!**

What does the price of a new home consist of?
The home's free-from-debt price comprises the sales price (30–40%) and a housing company loan (60–70%). You can pay off the housing company loan as part of the property's maintenance charges. Alternatively, you can pay it off in full or in part when you move in to the property.

CONSTRUCTION METHOD REPORT

Asunto Oy Espoon Loistosalvia

Neighbourhood:	42. Saunalahti
Block / plot:	42206 / 36, 42206 / 37
Plot surface areas:	3057 m^2, 3890 m^2
Homes:	16
Parking spaces:	32
Address:	Salakuljettajantie 3, 02780 Espoo
Plot ownership:	Owned

General
The site consists of 12 detached houses and two sets of semi-detached houses, a courtyard building and separate carport. Some of the properties have an adjoined garage or carport. All of the residential buildings have two storeys. The courtyard building houses a technical facility and the plot has a waste shed. Green areas and traffic areas will be implemented as shown in zoning drawings. The site will be built in accordance with building regulations valid at the time of application for the building permit.

Foundations
The buildings' foundations will be implemented in accordance with the foundation statement and structural plans.

Base and intermediate floors
The base floors are implemented in accordance with structural plans. The intermediate floor will have wood or concrete structures in accordance with structural plans.

Home stairs
The homes' stairs are factory-manufactured wooden stairs.

Facades
The surface material on exterior walls is mainly wooden panel cladding.

Roof and roofing
The load-bearing roof structure is a roof truss with thermal insulation. The roofing on residential buildings is mostly sheet metal roofing, other roofs like carport roofs are mostly felt roofing.

Partition walls
The partition walls between homes have wooden structures. Light partition walls are interior partition walls with a wooden structure. The walls of bathrooms and washrooms will be waterproofed.

Windows and balcony doors
The windows open inwards or are fixed wood-aluminium windows. The exterior frame is made from aluminium and the inner frame is factory-painted wood. The windows are fitted with blinds, excl. high windows and fire windows. Terrace doors have a glass panel.

Doors
Communicating doors: are white, factory-painted flush panel doors. The entrance doors to homes are factory-made wooden-frame exterior doors. Saunas have a glass door.

Terraces
The terraces have a wooden structure. The homes' terraces are built in accordance with floor and facade drawings. Some of the home's terrace or balcony is glazed.

Flooring
The kitchens, living rooms and bedrooms have parquet flooring. Hallways, bathrooms, utility rooms, WCs and saunas have tiled floors. Storage/technical spaces have a concrete or slab floor.

Interior walls
Interior walls are mostly painted plasterboard walls. All of the walls in bathrooms are tiled. In WCs, the wall behind the sink will be tiled. In kitchens and utility rooms, the space between kitchen cabinets will be tiled if they feature a sink. Sauna walls are wood-panelled. The wall between the bathroom and sauna is made of glass.

Ceilings
The ceilings in the sauna and bathrooms are wood-panelled. Other ceilings are painted plasterboard ceilings.

Fixtures and fittings
The homes have factory-made fixtures and fittings according to a separate furnishing plan. Mirror cabinets will be installed above the bathroom basins and basins in WCs, and a bathroom cabinet or chest of drawers are planned for underneath the basins based on the furnishing plan.

Equipment
General lighting in the homes' bathrooms, saunas, hallways, WCs and stairwells is provided through fixed lights in accordance with the lighting list. Bathrooms and WCs have towel hooks and toilet paper holders. Some of the bathrooms also have shower walls based on the floor plans. The windows in the living room and bedrooms have curtain rails.

Appliances and devices
All homes have an embedded induction stovetop, a separate oven and microwave to be installed into the fixtures and fittings, a concealed dishwasher and concealed refrigeration devices or device according to plans. Utility rooms or bathrooms have provisions for washing machines and tumble dryers. Saunas have an electric sauna stove. The homes have provisions for fireplaces. The homes have provisions for cooling air source heat pumps.

Yard
The plot's plants, lawns and paths, as well as the yard equipment are all implemented in accordance with zoning plans and/or the yard plan.

Building services
The residential buildings will be connected to the housing company's shared geothermal heat system. The buildings have mechanical supply and exhaust ventilation using a heat recovery unit. The housing company has fitted home-specific meters for cold and hot water. Each home has underfloor heating throughout the entire home. The technical facility that adjoins the buildings is heated. Garages are semi-heated and are heated through electric underfloor heating.

Telecommunications technology
The housing company will obtain a property-specific cable television system and housing company broadband with optical fibre, which will allow for property-specific internet contracts.

Parking spaces
A total of 32 parking spaces will be built on the site. Of these, 21 are uncovered parking spaces belonging to the properties. In addition to the uncovered parking spaces, three garages and eight carport parking spaces will be built and will belong to the properties. The carport and uncovered parking spaces come with a heating point as standard. The carport and uncovered parking spaces, plus garages all have provisions for the installation of an electric vehicle charging point.

Other
The content and terms of the sale will be further specified in the final sale documents. The property-specific floor plan and other plans in the appendix to the deed of sale will be used as final plans. Perspective pictures are meant to illustrate the appearance of the site. These are not planning documents and details may vary from the complete building. Minor suspensions and encasing not marked on the drawings may occur in the apartments. The measurement of fittings and ducts are inspected on-site, and their measurements may vary slightly from what was planned. The fittings marked with a dashed line are provisional, and are not included in the price of the home. The seller has the right to exchange the products specified under a trade name for corresponding products made by another manufacturer.

3.3.2022
Kastelli-talot Oy
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JOINT OWNERSHIP MAP

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CONTACT US!

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