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Asunto Oy

## Kangasalan Velholehti

Easy everyday properties in a long-awaited new residential area

**easyin**  
by **KASTEELI**

## ASUNTO OY KANGASALAN VELHOLEHTI

Lamminrahka is a new and long-awaited neighbourhood to be built in Kangasala on the border of Tampere. We will be building a property site called Asunto Oy Kangasalan Velholehti, comprising six sets of terraced houses and one set of semi-detached houses. The two-storey homes range in size from 69–95 m<sup>2</sup>, and all have their own sauna and heated storage space. Velholehti is located on the border of a pleasant park area and surrounded by beautiful nature.

Insightful solutions and a playful character are just two of Velholehti's strongest characteristics. The expressive wooden buildings are located on a curved plot, spread out like a fan, which adds pleasant variation to the courtyard. When moving among the buildings, various spaces close and open along the way, creating interesting views for passers-by. The architecture aims to highlight the scale of the courtyard and the plot, plus the character of each home. Each building has its own character and colour, even though the same facade colours repeat.

All homes have an attractive entrance, a cosy back yard, and an expansive terrace. The open and bright interiors are designed with the smart use of space in mind and with solutions that make everyday life easier.

Adress:	<b>Loitsukuja 39 &amp; 41 / Haltijankaari 65 &amp; 67</b>
Homes:	<b>36</b>
Property type:	<b>1 semi-detached home &amp; 6 sets of terraced homes</b>
Sizes:	<b>69–95 m<sup>2</sup></b>
Parking spaces:	<b>24 parking spaces &amp; 12 carports</b>
Plot:	<b>Rent</b>



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## KASTEELLI'S QUALITY EASYIN HOMES

When you choose an Asunto Oy Kangasalan Velholehti Easyin home, you're partnering with a market leader known for its reliability and quality<sup>1</sup>. 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<sup>2</sup>. Kastelli has been a market leader since 1994. The stable and family-owned company is a safe partner for life's most important investment.

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

<sup>1</sup> Rakennustutkimus RTS Oy, Omakotirakentajatutkimus 2021/22 RV (Survey of single-family home builders by Rakennustutkimus RTS Oy).

<sup>2</sup> Rakennustutkimus RTS Oy, Omakotirakentajatutkimus 2021/22 SV (Survey of single-family home builders by Rakennustutkimus RTS Oy).





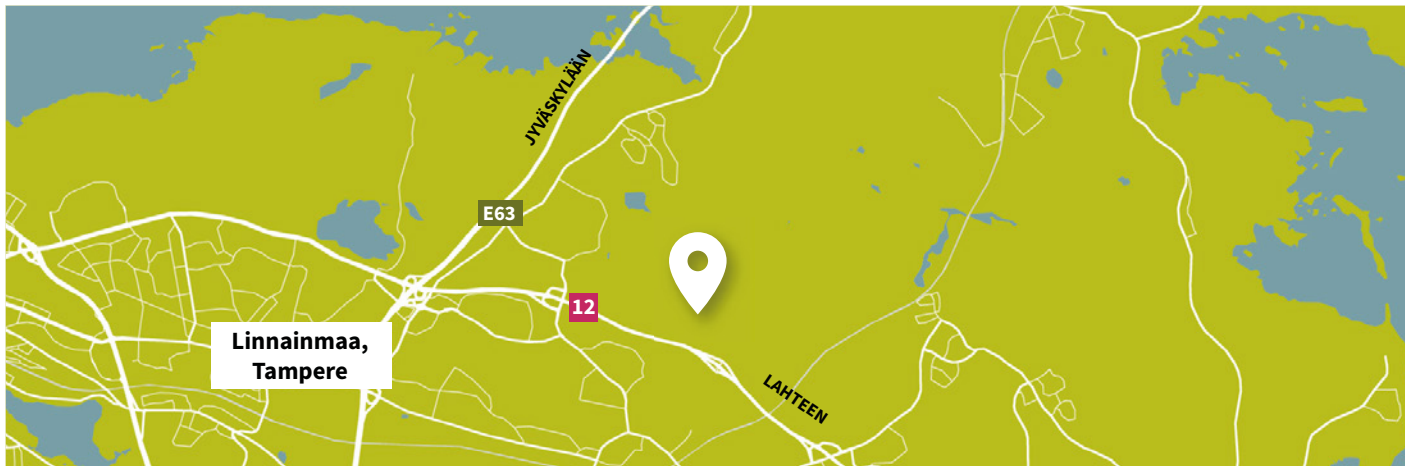
## **A NEW, LONG-AWAITED NEIGHBOURHOOD WITH NATURE NEARBY**

Asunto Oy Kangasalan Velholehti will be built in Lamminrahka, a new and long-awaited residential area on the border of Tampere, along good transport connections. The neighbourhood offers natural luxury and an easy everyday life, as it is large enough to offer a wide range of services but small enough to retain its safe and cosy feel.

All basic services are within walking or cycling distance, and public transport connections are good. A few minutes away along National Highway 12 (Lahdentie) is a connection to the Tampere ring road, and to National Highway 9 (Jyväskyläntie). Traffic is smooth thanks to a new multilevel intersection. In addition to good bus connections, provisions have also been made for a tram line running from the centre of Lamminrahka to Tampere.

The walk to school is short and safe for children, along pedestrian and cycle paths, as Velholehti is just 250m away from a school and day-care centre that operate in the same building. The area is fantastic for sports and exercise, with an exercise park, ski tracks, and an ice skating rink just a short journey from the Velholehti homes. Lamminrahka is located at the intersection of up to three expansive outdoor exercise areas, so outdoor routes to suit a range of preferences are maintained all year round. The Näsijärvi beach and boat harbour are a couple of kilometres away, and there are several stables in the area.

At Lamminrahka, nature is always nearby. The entire eastern edge of the Velholehti plot is bordered by a park area, with lush views for residents of every home to enjoy. And nature is just a stone's throw from your own garden, as the Velholehti courtyard paths and the alleys between the rows of buildings are designed to encourage residents to go for a walk or play as easily as possible. The plot has plenty of flowerbeds and plants, with the tallest forming a border around the pleasant recreational area. The green roofs on the carports also give the area a verdant feel.



## AS OY KANGASALAN VELHOLEHTI

Haltijankaari 65 and 67, Loitsukuja 39 and 41  
36100 Kangasala



### Buses

Bus stop approx. 400 m  
Routes: 29



### Shops

Grocery store 500 m (completed in 2024)  
K-Market Kumpula 3.1 km  
K-Market Atala 3.3 km  
Sale Leinola 3.5 km  
K-Citymarket Linnainmaa 4.5 km  
Prisma Linnainmaa 5 km  
Lidl Linnanmaa 5.1 km



### Exercise and wellbeing

Halimasjärvi beach 2.4 km  
Elixia Linnainmaa 4.5 km  
GOGO Express Linnainmaa 5.1 km  
Pikkolan urheilutalo 10 km  
Kangasala ice rink 10.1 km  
Kangasala swimming centre 10.8 km



### Library

Kirjasto Koilliskeskus 5.0 km



### Health

Tays Central Hospital 5.1 km  
Linnainmaa health centre 5.1 km  
Suorama clinic 7.5 km



### Day-care centres

Lamminrahkan päiväkoti 250 m  
Orimuksen päiväkoti 3.4 km  
Tasanteen päiväkoti 3.3 km  
Leinolan päiväkoti 3.9 km



### Schools

Lamminrahkan koulu 250 m  
Atalan koulu 3.2 km  
Leinolan koulu 3.5 km  
Linnainmaan koulu 4.7 km



### Please note

*Lamminrahka is a new residential area where even more services will be developed in the future. Public transport developments, for example, will see the construction of two tram stops in the area.*

## SMART USE OF SPACE WITH A EUROPEAN TOWNHOUSE FEEL

Asunto Oy Kangasalan Velholehti was designed by SAFA architect Eevamaria Timlin. The six sets of terraced houses and one set of semi-detached houses have clean lines with a modern appearance and colour scheme. Both the spacing and the characterful facade colour scheme have been carefully considered. The terraces and balconies merge seamlessly into a single entity, while the varied environment and greenery bring nature closer than ever before.

The homes' floor plans are clear, functional, and simple. The space is used well, with all design solutions aiming at making everyday life easier. The bright and open living area and kitchen are located downstairs and open out onto the terrace. Bedrooms and utility rooms are placed upstairs, where it is more peaceful. The wardrobes, sauna, bathroom and utility spaces are all upstairs to make everyday life easier.

The homes were designed with as much storage space as possible. Every home has its own heated storage with access from the outside terrace. The large terraces are partly glazed to provide shelter, and open out onto the back yard. The glazing means that you can start the summer outdoor season earlier and enjoy it for longer. Every home's yard borders onto the lush planted greenery.



**Eevamaria Timlin**  
SAFA architect  
arkTimlin Oy

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*Our shared intent was to build a timelessly beautiful and harmonious area which would meet all of the everyday needs of residents, and also be pleasing to the eye. I believe we've succeeded well.*

*The appearance is carefully considered and stylish, without being too minimalist or cold. We really invested in the spatial experience and immersed ourselves in it both inside and out. The plants in the courtyard, varied views, and the characterful facade colours are inspiring and create a warm, vivid atmosphere.*

*The buildings have a strong European appearance. They remind me of Danish townhouse construction. The gorgeous surrounding nature, the area's particular characteristics, and the sophisticated yet playful and characterful feel of the buildings all contribute to that atmosphere. The overall impression is clear – nothing is glued on, and all of the solutions are designed with the residents' best interests in mind.”*

*Artist's impression, may contain products subject to additional fees*







## HOMES

The housing company has three sizes of home to choose from, all with their own sauna, a pleasant back yard with a large, partly glazed terrace, and their own heated storage space. The floor plans are designed to serve different residents' wide range of needs.

Velholehti's yard has 36 parking spaces available for separate sale, of which 12 are carports and 24 are yard parking spaces. Possession of homes A8 and B14 both include one yard parking space. In addition, there are three parking spaces for visitors in the housing company yard.

**14 houses:** 3r + k + s + stor – 69 m<sup>2</sup>

**13 houses:** 4r + k + s + stor – 79 m<sup>2</sup>

**9 houses:** 4r + k + s + stor – 95 m<sup>2</sup>

### A single-family home feel

- Own sauna, low-maintenance yard, spacious partly glazed terrace.
- Functional floor plans, smart use of space, with space exactly where it's needed.
- The privacy of a single-family home with the community and convenience of a housing company under your own roof.

### Practical solutions

- Practical utility spaces are located upstairs in connection with the bathroom.
- Outdoor equipment storage is in a separate yard building.
- Carports have eco-friendly green roofs.

### Everyday luxury

- Underfloor heating throughout the entire home.
- All homes have a wardrobe and the master bedrooms have a French balcony.
- Kitchens open out into the living area in all homes. In larger homes, kitchens have stylish promontories.
- High-quality yard construction and plenty of varied plants to bring home comfort to everyday life.





■ 3r + k + s + stor - 69 m<sup>2</sup>

■ 4r + k + s + stor - 79 m<sup>2</sup>

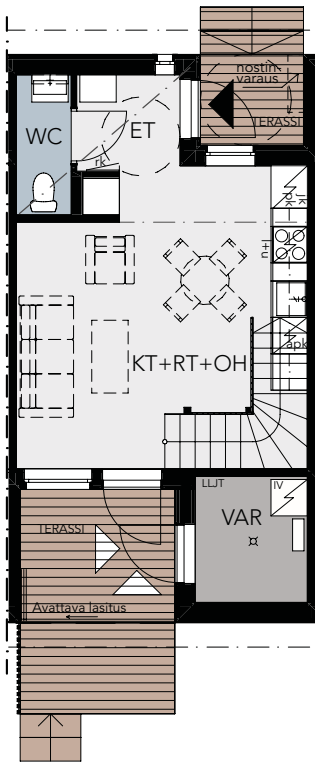
■ 4r + k + s + stor - 95 m<sup>2</sup>

**AS OY KANGASALAN VELHOLEHTI**  
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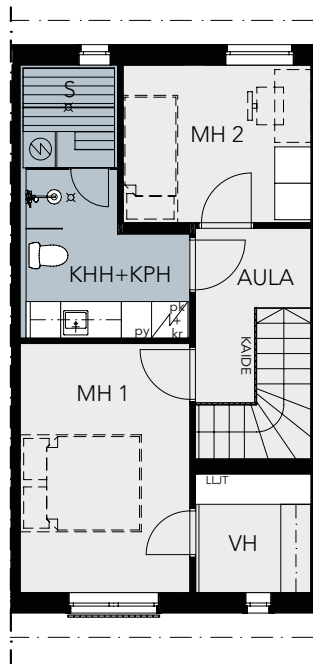
## 3r + k + s + stor – 69 m<sup>2</sup>

Homes A1–A5, A8, A9, B14, B15, B20–B23 and B30

The smaller homes in the housing company are mostly located in a fan arrangement along the inner curve of the buildings on the plot. The beautiful plants and bushes provide borders for the yards and add privacy. Every home has its own heated storage with access from the outside terrace. The spacious terrace is partly glazed. Possession of homes A8 and B14 include one yard parking space. Window sizes and placement vary by home. End-terrace houses also have windows at the sides.



1. floor

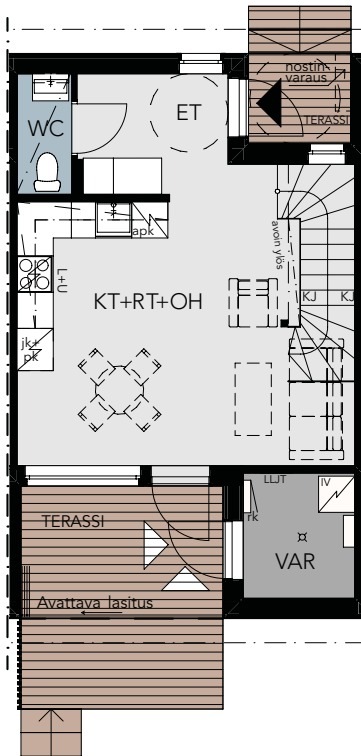


2. floor

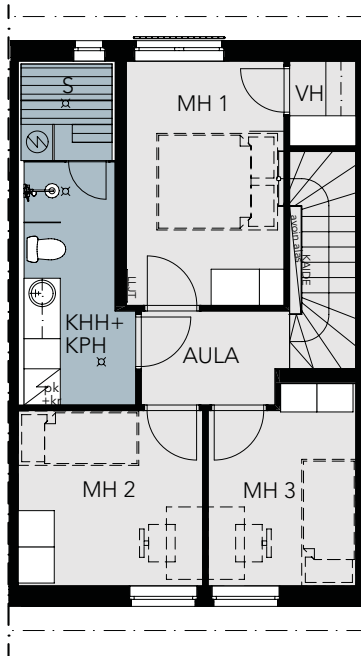
# 4r + k + s + stor – 79 m<sup>2</sup>

Homes A6, A10, A11, B16, B17, B24, B25, B29 and B31–B35

The housing company’s medium-sized houses are located in the north area of the plot, in the middle section of the buildings, and to the southern end of the plot. The bright and spacious downstairs living areas open out onto large, partly glazed terraces which provide privacy and mean that you can enjoy the summer season earlier and for longer. Bedrooms, the sauna, and the utility room are located upstairs. Window sizes and placement vary by home. End-terrace homes also have windows at the sides.



1. floor



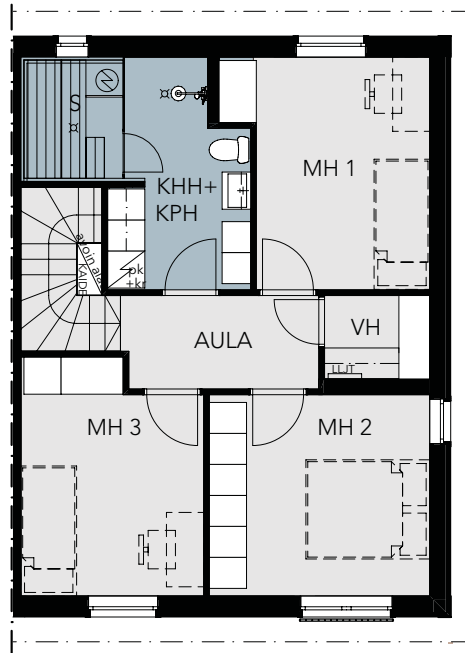
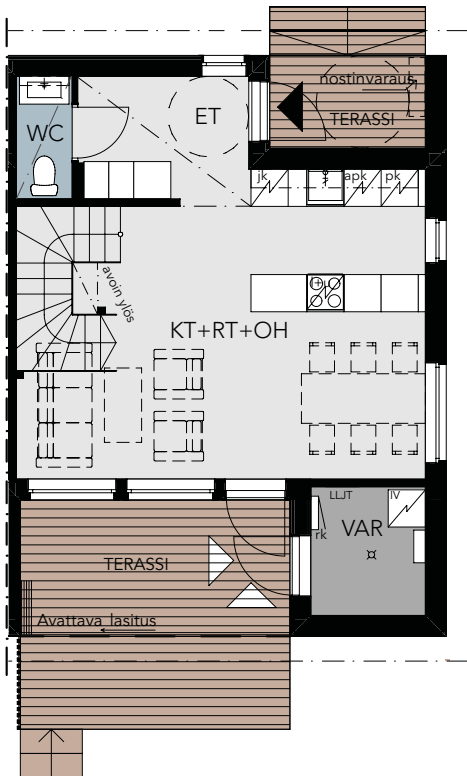
2. floor



# 4h + kt + s + stor – 95 m<sup>2</sup>

Homes A7, A12, A13, A36, B18, B19 and B26

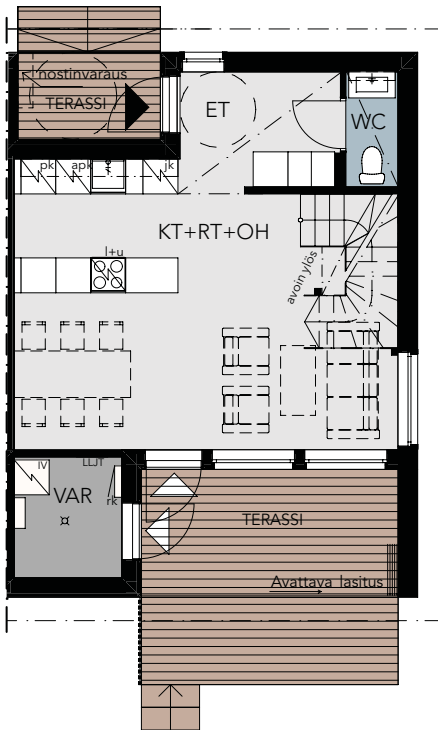
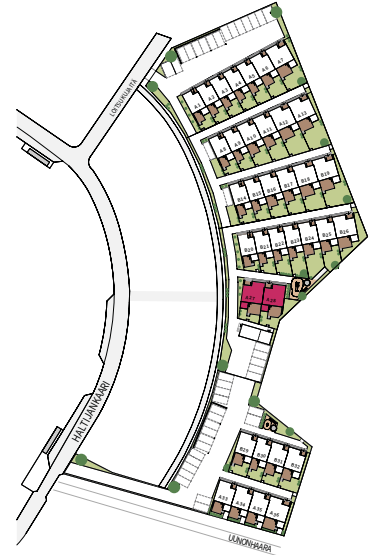
The housing company's largest homes are mainly laid out on the outer edge of the fan, next to a beautiful park area. The open downstairs living area merges seamlessly with the kitchen, which features a stylish and practical promontory. The extremely spacious and partly glazed terrace acts as an extra room throughout most of the year. Bedrooms, the sauna, and the utility room are located upstairs. Window sizes and placement vary by home. End-terrace houses also have windows at the sides.



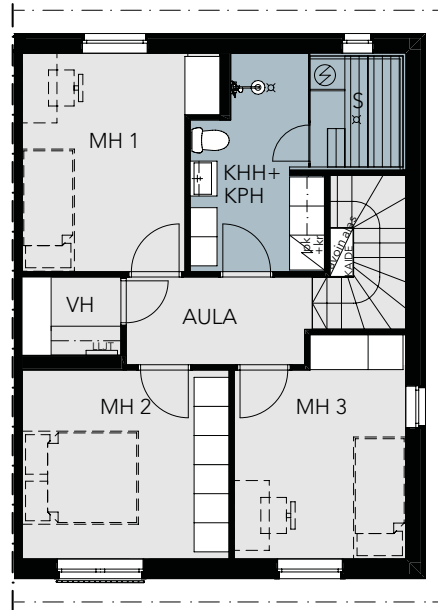
# 4r + k + s + stor – 95 m<sup>2</sup>

Homes A27 and A28

Homes A27 and A28 are in the site's only semi-detached building. Window sizes and placement vary by home. End-terrace homes also have windows at the sides.



1. krs



2. krs

## HIGH-QUALITY AND COSY INTERIOR DESIGN

We always finish Easyin homes with high-quality appliances and interior design materials, but you choose the atmosphere.

The homes' carefully considered surface materials and furnishing solutions create a framework for a cosy atmosphere and functional everyday life. Our professional interior designers are ready to help you with all of your decisions.

We will help you to find all of the most suitable options for you, and support you even with bold decisions so that the style and mood you choose flow from one room to another and create a harmonious whole. A home that suits you.

If you complete the purchase quickly during the initial stage of construction, 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.

Once you've made the decision to purchase your dream city home, you will receive log-in credentials to the Nettikotti program, where you'll find information about all of the material options for the site and make your final choices.

*Learn more about our interior design at [easyin.fi/en/interior-design](https://easyin.fi/en/interior-design)*



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**Harmony, functionality and style are the fundamentals of our interior design.**

We have carefully considered versatile material options and colours to suit a diverse range of tastes and needs.





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## **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 trust our expertise and professional skills to help you make 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!







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## 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.** Figuring this out in advance puts you in good stead on the path to your new home. Contact your bank to apply for a mortgage.



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



**Complete the purchase.** We will go through all of the sale documents and other practical matters with you, from warranties to insurance. When it's time to sign the deeds, you can choose to sign digitally, if you prefer.

**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 arrange **two visits to the building site during construction.** Come along and see for yourself how construction on your home is progressing!

When your home is nearly ready, **we will invite you to a moving-in inspection.**

Your new home is ready; it's time to move in!  
**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 your maintenance charge. Alternatively, you can pay it off in full or in part when you move in to the property.





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# CONSTRUCTION METHOD REPORT

*Asunto Oy Kangasalan Velholehki*

Neighbourhood:	Lamminrahka
Property IDN:	211-1-1521-15,16,17,18
Plot surface area:	1740 m <sup>2</sup> , 1564 m <sup>2</sup> , 1645 m <sup>2</sup> , 1336 m <sup>2</sup>
Homes:	36
Parking spaces:	41
Address:	Haltijankaari 65 and 67, Loitsukuja 39 and 41, 36100 Kangasala
Plot ownership:	Rent

## General

The site comprises six sets of two-storey terraced homes, one set of two-storey semi-detached homes, and a yard building. The yard building houses technical facilities and outdoor equipment storage. All of the buildings have wooden structures. Green areas and traffic areas will be implemented as shown in zoning and yard drawings. The site does not have property-specific waste collection. Waste is collectively taken to local collection points where Pirkanmaan Jätehuolto has deep collection equipment and all types of waste collection. 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. Intermediate floors have wooden 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 buildings have tile roofing. The carports have a green roof.

## Partition walls

The partition walls between homes have wooden structures. Light partition walls are interior partition walls with wooden/steel structures. Bathroom walls will be waterproofed.

## Windows and terrace 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. fire windows. Terrace doors have a glass panel.



### **Doors**

Interior doors are white, factory-painted flush panel doors. The entry 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. Part of each home's terrace is glazed.

### **Floor surfaces**

There is laminate flooring in the kitchens, living rooms and bedrooms. The hallways, bathrooms, saunas and WCs are tiled. The floor in the storage area is painted concrete.

### **Interior walls**

The interior walls are mostly painted plasterboard walls. All of the walls in bathrooms are tiled. The wall behind the basin in WCs is tiled. The wall between the bathroom and sauna is a glass wall. The spaces between kitchen counters and cupboards are tiled. The sauna walls are wood-panelled.

### **Ceilings**

The ceilings in the sauna and bathroom are wood-panelled. Other ceilings are MDF-panelled.

### **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 and a separate oven to be installed into the fixtures. All homes have a dishwasher, provisions for a microwave, and refrigeration and freezer appliances in accordance with plans. Bathrooms have provisional space for a washing machine and tumble dryer in accordance with plans. The saunas have a floor-standing electric sauna stove.

### **Yard**

The plot's shared recreational areas, 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 district heating network. The buildings have home-specific mechanical supply and exhaust ventilation using a heat recovery unit. The company has home-specific remote water meters which measure cold and hot water. Each home has water-circulation underfloor heating throughout the entire home.

### **Telecommunications technology**

A home-specific cable television system will be obtained for the company. A broadband cable will be installed for the company, allowing for home-specific internet contracts.

### **Parking spaces**

The site will have a total of 41 parking spaces, 12 of which will be carport spaces available for separate sale, 24 will be yard parking spaces available for separate sale, and 3 yard parking spaces will be for use by the housing company. Possession of homes A8 and B14 at Loitsukuja 41 includes one yard parking space. All parking spaces will be fitted with a parking heater, and it is possible to order a charging point for an electric vehicle as separate, additional work.

### **Other**

This report was drawn up during the advance marketing phase, and the seller reserves the right to change the information provided within. The content and terms of the property purchase will be further specified in the final sale documents. Perspective pictures are meant to illustrate the appearance of the site. They are not planning documents, and details and colours may vary from the completed building. Minor suspensions and encasing not marked on the presentation drawings may occur in the homes. The dimensions of furnishings and flues will be checked on site, and minor changes may occur to their planned measurements. 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.

22.11.2022

*Kastelli-talot Oy*

*Easyin construction*



# JOINT OWNERSHIP MAP



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*We make your dream of an obtainable,  
high-quality single-family home come true.*

**YOUR DREAM CITY HOME.**

**CONTACT US!**

**Easyin sales**

[easyinmyynti@kastelli.fi](mailto:easyinmyynti@kastelli.fi)

[easyinmyynti@kastelli.fi](mailto:easyinmyynti@kastelli.fi) • [easyin.fi](http://easyin.fi) • Tammiston Kauppatie 18 B (2<sup>nd</sup> floor), Vantaa • Viinikankatu 47, 33800 Tampere