

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



Asunto Oy

Vantaan Mäkiapila

Peaceful, single-family home living
in the attractive Ylästö area

easyin
by **KASTELLI**

ASUNTO OY VANTAAN MÄKIAPILA

Our new, cosy site Asunto Oy Vantaan Mäkiapila will be constructed in the verdant and attractive area of Ylästö. The site is a dream come true for nature enthusiasts and those with green thumbs. These charming 1–2-storey semi-detached homes are situated on a unique plot in a quiet area surrounded by nature. The journey to day-care or school is quick by bike or car, and shopping can be taken care of in the local shop or at the Jumbo shopping centre, just a few kilometres away.

The captivating Mäkiapila homes contain everything you need. The homes each have 2-3 bedrooms, an open-plan kitchen and living area, a utility room and a terrace with provisions for glazing. A large, spacious park area is a special feature of the plot. It includes home-specific allotment gardens but also leaves room for residents to use the space for everyday recreation. The homes also give you plenty of room to breathe with terraces, balconies, and private yards. The steam of your very own sauna, a utility room, and functional storage solutions all add a touch of luxury to everyday life.

The Mäkiapila homes have modern facades and are situated on the plot in a single-family home style so that each has its own peace and quiet. The range of 1–2-storey homes adds interesting variety to the area. The peaceful Ylästö area is home to historic and esteemed villas and manors, which give the area a rural romance and dignified atmosphere.

Address:	Metsäniityntie 24, 26 & 28
Properties:	16 semi-detached homes
Homes:	16
Sizes:	78.5–96 m²
Parking spaces:	10
Plot:	Rent/redemption





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A HIGH-QUALITY EASYIN HOME FROM KASTEELLI

When you choose an Asunto Oy Vantaan Mäkiapila 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 satisfied². 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).

URBAN HOMES THAT COMBINE TRADITIONAL AND MODERN STYLES SET ELEGANTLY IN A VERDANT ENVIRONMENT

As Oy Vantaan Mäkiapila was designed by SAFA architect Mikko Kalkkinen. The Mäkiapila homes will be built along the boundary of the pleasant area of Ylästö, amid forest scenery. The versatile set of sixteen homes are grouped precisely on the plot so that the variety of facade colours and styles complement the environment beautifully. The wooden homes combine traditional and modern styles along Metsäniityntie road, forming a characterful site that blends in with the village area and surrounding lush nature.

The homes' floor plans have been designed to be functional and peaceful. Every square metre is put to good use to make living easier, and the living spaces boast beautiful views of the environment. Large storage areas are located close to the entrances of the homes.

The living spaces in single-storey homes are especially spacious, with ceilings almost three metres high, adding some everyday luxury. The upstairs floor in two-storey homes is reserved for bedrooms. The master bedroom has direct access to the balcony, where you can relax with a good book.

The lovely green environment plays a key role in the Mäkiapila homes. On the edges of the plot, on the other side of a small ditch, is a "herb garden" with small allotments for use by the residents. Outdoor areas are also very easily accessible. The living space in the homes continues out onto the terraces, which have glazing provisions to allow them to be used early in the spring and well into the autumn.



Mikko Kalkkinen
SAFA architect
HPK Arkkitehdit Oy

”

One of the most important details was dimensioning, which on this site goes to two extremes. Firstly, the interior is based on people's behaviour and needs, which requires precise and well-considered space provisions in order for the result to be the best possible for the residents.

The second is to make sure that the exterior appearance of the building, which is itself a continuation of the interior, and the dimensions of the buildings as a group sit well in the surrounding environment as a compact whole.”

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Unhurried living in a natural environment that feels like home

As Oy Vantaan Mäkiapila will be built in the pleasant and communal area of Ylästö. Peace and quiet, nature, and a wide range of local services attract many people to Ylästö, making it a very desirable area. The area's historic manors and farms contribute to the inviting atmosphere. Here, nature is on your doorstep, everything you could need is nearby, and the transport connections are excellent. Ylästö is bordered by undulating fields and on two sides by Vantaanjoki river, which runs through nature areas and trails where you can unwind, hike, or fish.





As a Mäkiapila resident, both nature and services are within reach. The nearest bus stop is just 500m away and you can get from the local railway station to downtown Helsinki in just 20 minutes. Driving is also easy along the motorways.

All the services you need are close by, from day-care to restaurants, supermarkets, and exercise opportunities. The Jumbo shopping centre and Flamingo entertainment centre have a wide range of services and recreational activities, and the specialist stores and restaurants at Tammisto are all easily accessible. Enjoy an unhurried and carefree life at Mäkiapila.



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A WIDE RANGE OF SERVICES

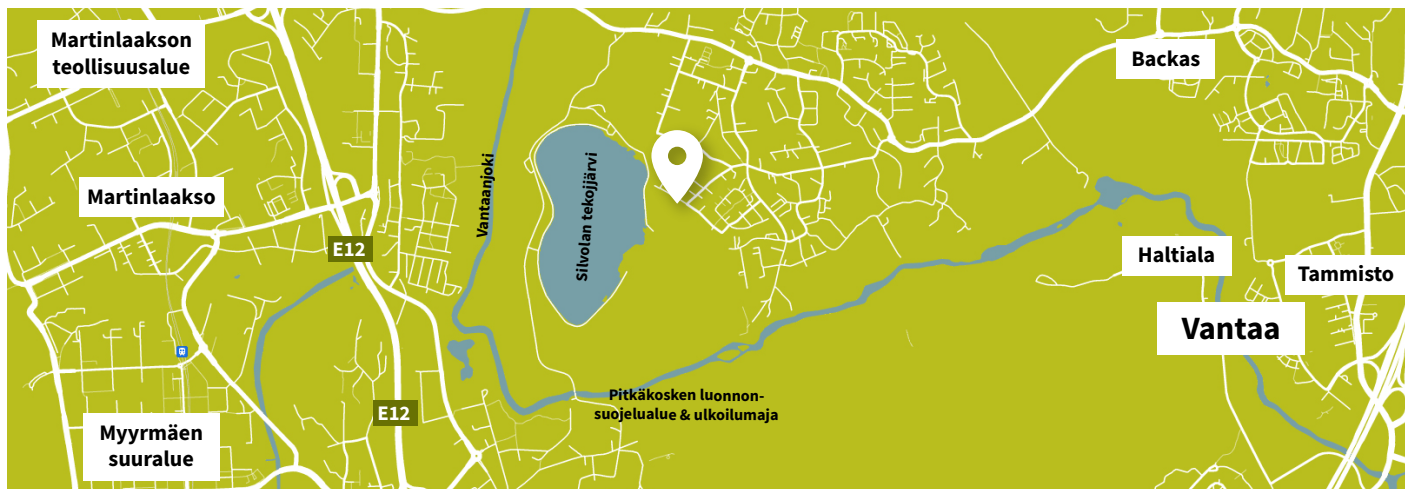
For residents of As Oy Vantaan Mäkiapila, everyday life is a breeze. The Ollaksen päiväkoti day-care centre and Ylästön koulu school are conveniently on the journey home, so travel with the children is easy. The local shop is just a kilometre away, with shops, restaurants and services at Vantaanlaakso, Jumbo and Tammisto easily accessible. Popular restaurants Backas and Kuninkaan Lohet are just a stone's throw from your home, offering a welcome and delicious escape from cooking.

WELLBEING FROM NATURE AND LOCAL EXERCISE

Whether you enjoy outdoor exercise, padel, or dance, you're sure to find something you enjoy close to your home. There are fantastic outdoor and recreational opportunities at Pitkääkoski nature conservation area and the Silvola reservoir, while in summer you can cycle to the Vetokannas swimming beach in no time at all. A wide range of sports and exercise opportunities from horse riding to gyms can be found in Vantaanlaakso and Tolkinmäki, and children will enjoy the Ikas sledding hill nearby.

EASY AND CONVENIENT TRAVEL

Travel is easy for residents of As Oy Vantaan Mäkiapila, whether they're headed to Vantaa or downtown Helsinki. Driving is easy along Tuusulanväylä or Hämeenlinnanväylä - there is quick access from the homes to both roads. The journey time from Martinlaakso railway station to Helsinki takes just 20 minutes. There are also bus routes conveniently close by. And if you want to travel further afield, Helsinki-Vantaa airport is just a ten-minute drive from your home.



AS OY VANTAAN MÄKIAPILA

Metsäniityntie 24, 26 & 28
01690 Vantaa



Buses

Bus stops 500 m
Bus routes: 571, 614



Trains

Martinlaakso station 4.5 km
Vehkala station 5.1 km



Shops

K-Market Ylästö 1.1 km
K-Market Naapuri 3.5 km
Lidl Vantaanportti 3.9 km
K-Citymarket Jumbo 4 km
Prisma Jumbo 4 km
S-market Martinlaakso 4.7 km



Health

Länsi-Vantaan perheneuvola clinic 3.5 km
Martinlaakso health centre 4.9 km
Malmi hospital 8.3 km



Fitness and wellbeing

Ylästö sports field 750 m
Ikas sledding hill 1.6 km
Tolkinkylä riding school 2.1 km
Pitkälampi nature trail 2.2 km
Move4Life gym 3.5 km
Vetokannas swimming beach 3.8 km
Open Padel Kaivoksela 3.8 km
Flamingo entertainment centre and spa 4.4 km
Myyrmäki sports hall 5.5 km



Day-care centres

Ollaksen päiväkoti 500 m
Ylästön päiväkoti 900 m



Schools

Ylästön koulu 850 m



Library

Pointin kirjasto 3.6 km
Martinlaakson kirjasto 4.8 km



PITKÄKOSKI NATURE CONSERVATION AREA & RECREATION HUT

Just a few kilometres from As Oy Vantaan Mäkiapila, on the bank of Vantaanjoki river, is the fantastic Pitkäkoski nature conservation area. The area is captivating with its lush foliage and tall, imposing trees. A nature trail around one kilometre long follows the bank of the river, so you can relax and unwind on a walk while listening to the babbling of the river. Stop for coffee at the cosy Pitkäkoski recreation hut close by.





BACKAS RESTAURANT

Backas is a private restaurant set amid beautiful rural scenery very near to the Mäkiapila homes. It comprises a manor, the Tapahtumakeskus Puimala events centre, the Kesäkahvila Olohuone summer café, Kammi, and Tiilitehtaan Sauna. Backas can be hired for a range of events and it also hosts a range of interesting events open to all. The 200-year-old manor is a charming glimpse into history, and the surroundings are fantastic for scenic walks.

VETOKANNAS SWIMMING BEACH

The Vetokannas swimming beach is located in Kaivoksela. You can quickly cycle or walk the four kilometres from your home to the beach. Vetokannas offers activities for summer and winter sports. The nearby beach volleyball courts and fitness equipment guarantee a fun time for all. If you enjoy ice swimming, you can rent a key to the changing and WC facilities for the winter season from Myyrmäki swimming centre.



VANTAA ART MUSEUM ARTSI

Artsi is a museum in Myyrmäki that hosts changing modern art exhibitions. The art museum belongs to the City of Vantaa, and its exhibitions are made for a multivoiced audience. Since 2016, Artsi has specialised in urban art, such as street art, graffiti and performance art alongside more traditional art. Admission to the museum is free. An extensive library and one of Vantaa's art schools are also located in the same building as Artsi.



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PROPERTIES

The housing company comprises 16 homes, of which the largest have two storeys while the smaller homes are single-storey properties. Each home has its own yard, terrace with provisions for glazing, utility room, and storage space with technical facility. There are 1-2 parking spaces per home available for separate purchase. Each home has its own sauna for you to relax in, with provisions for air-source heat pumps. The two-storey homes also have provisions for a fireplace.

8 homes: 4R + K + S – 96 m² (+ STOR 8.5 m²)

8 homes: 3R + K + S – 78.5 m² (+ STOR 9 m²)

A single-family home feel

- The steam of your very own sauna, a terrace with glazing provisions and your own balcony with access to the master bedroom.
- The room space is used to ensure peaceful living.
- Plenty of storage, large storage spaces.

Practical solutions

- Spacious hallways and practical utility spaces.
- Rooms are dimensioned to function with furniture in mind.

Everyday luxury

- High-quality and stylish interior design.
- In all homes, the kitchen opens out into living space with beautiful views of the surrounding area.
- Single-storey homes have high ceilings, at around 3 metres high.
- Property-specific allotments on the borders of the plot and a large, shared park area bring enjoyment to everyday life.
- Two-storey homes have provisions for a fireplace.



■ 4R + K + S – 96 m² + STOR 8.5 m²

■ 3R + K + S – 78.5 m² + STOR 9.0 m²



AS OY VANTAAN MÄKIAPILA

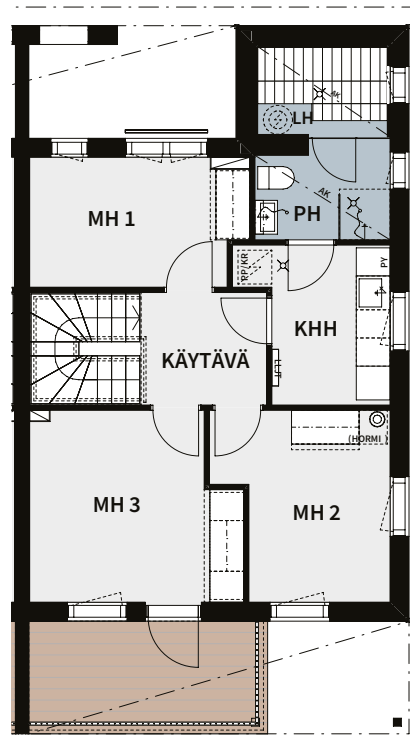
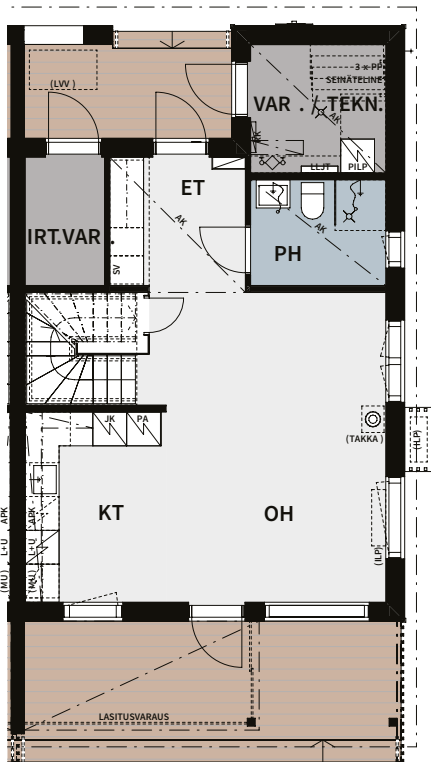
Metsäniityntie 24, 26 & 28
01690 Vantaa



4R + K + S – 96 m² + STOR 8.5 m²

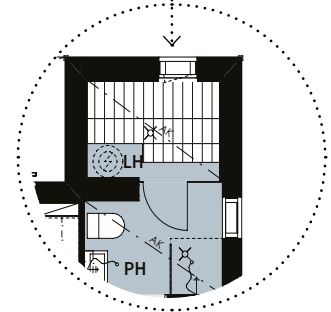
Properties A1, C5, E9 & G13

These three-bedroom semi-detached homes have everything in order. The bedrooms are located upstairs for peace and quiet, and close to the utility room to make housework easier. The bathroom and sauna facilities are also upstairs, so that you can cool off on the balcony after a relaxing sauna.



The kitchen and living area downstairs is open-plan. There is access to the terrace and beautiful views of the surrounding nature from the dining area. Spacious storage, WCs on both floors, and your very own large yard all add living comfort.

The sauna window in property E9 is in a slightly different place than in other properties.

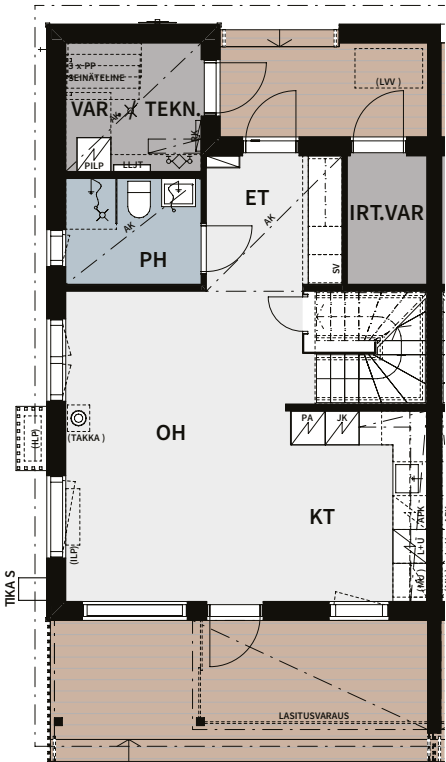




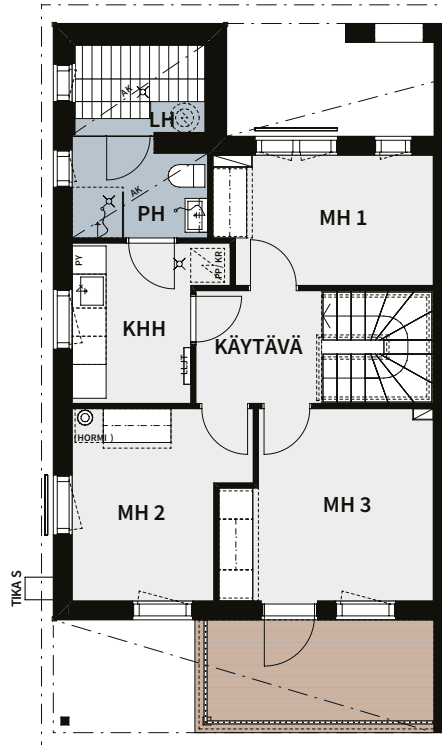
4R + K + S – 96 m² + STOR 8.5 m²

Properties A2, C6, E10 & G14

These properties are mirror images of properties A1, C5, E9 and G13.

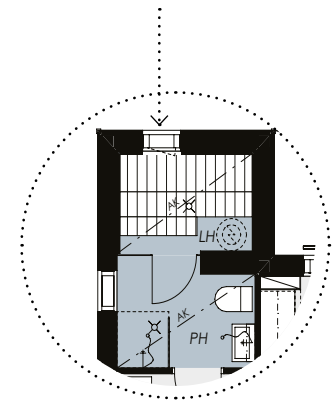


Downstairs



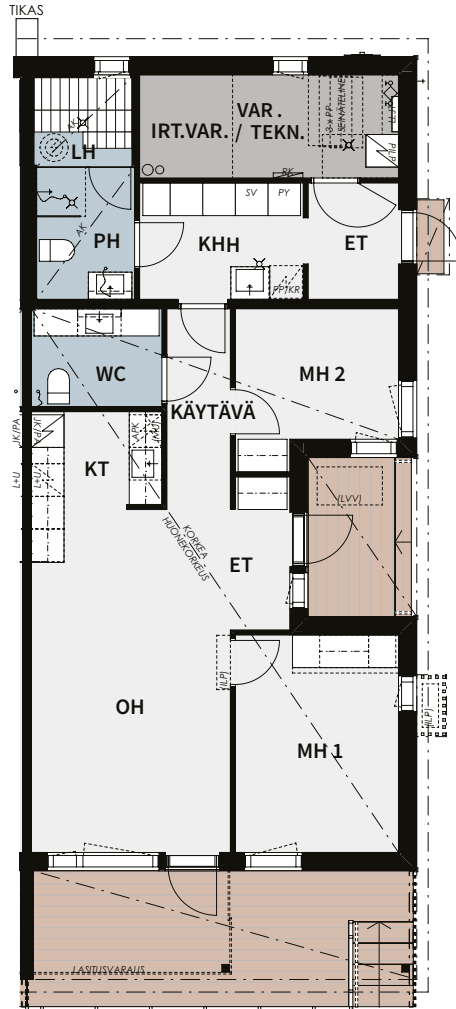
Upstairs

The sauna window in property C6 is in a slightly different place than in other properties.



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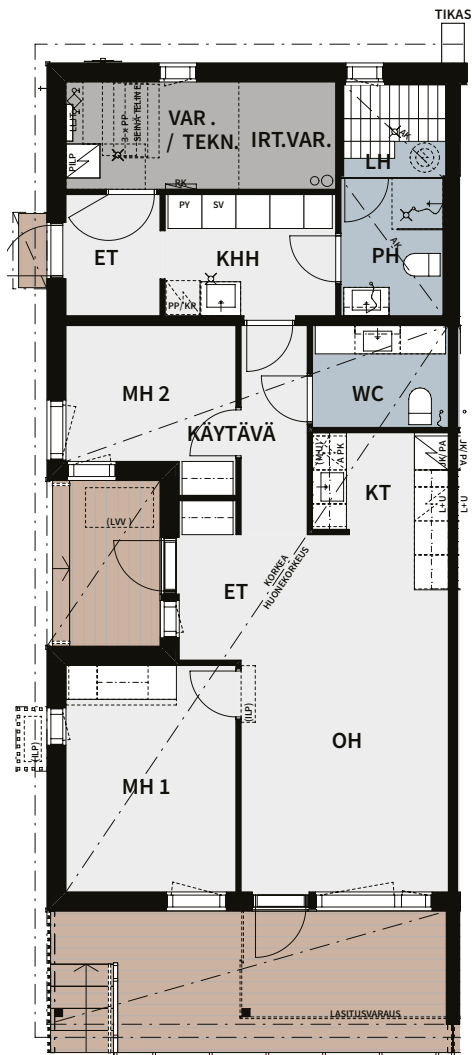




3R + K + S – 78.5 m² + STOR 9 m²

Properties B3, D7, F11 & H15

These single-storey homes have lovely and practical floor plans, with a ceiling height of almost three metres and auxiliary area providing a spacious feel. The properties have two hallways, and the large, heated storage spaces can be used for e.g. bicycle maintenance. The bedrooms are located on either side of the entrance for peace and quiet, and the utility room adds additional comfort. There is direct access from the living areas to the large terrace, which opens out towards the green park area.



3R + K + S – 78.5 m² + STOR 9 m²

Properties B4, D8, F12 & H16

These properties are mirror images of properties B3, D7, F11 and H15.



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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



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!



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.



CONSTRUCTION METHOD REPORT

Asunto Oy Vantaan Mäkiapila

Neighbourhood:	40 Ylästö
Property IDn:	Properties 92-40-220-12, 92-40-220-13 and a space comprising a park area
Plots' surface areas:	Plot 12, approx. 3175 m ² and plot 13, approx. 3178 m ² plus a space of 3247 m ²
Homes:	16
Parking spaces:	27 parking spaces and 4 carports
Address:	Metsäniityntie 24, 26 and 28, 01690 Vantaa
Plot ownership:	Rent/Redemption

General

The site comprises 4 sets of single-storey semi-detached homes, four sets of two-storey semi-detached homes, and a separate semi-heated housing company building that contains a technical facility and property storage.

The two-storey homes have a heated goods storage space and a heated storage space/technical facility with separate entrances.

The single-storey homes have a combined goods storage space/storage space/technical facility with a separate entrance. Green areas, traffic areas, and waste collection points will be implemented as shown in zoning and yard 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 will have concrete structures in accordance with structural plans. The intermediate floor will have wood structures in accordance with structural plans.

Property stairs

In two-storey homes, the home 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. The buildings have mainly tin roofing. The roofing on the carport and housing company building is bitumen 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

The windows open inwards or are fixed wood-aluminium windows. The windows are fitted with blinds, excl. high windows and fire windows.



Doors

Partition doors are white, factory-painted flush panel doors. The entry doors to homes are factory-made wooden-frame exterior doors. The saunas, the bathrooms in single-storey homes and the upstairs bathrooms in two-storey homes have glass doors. Terrace doors and the balcony doors in two-storey homes have glass panels fitted with white blinds.

Terraces

The terraces have a wooden structure. The homes' terraces are built in accordance with floor and facade drawings.

Flooring

Kitchens, living rooms, bedrooms and wardrobes have laminate flooring. Hallways, bathrooms, utility rooms, WCs and saunas have tiled floors. The heated storage/technical facility in two-storey homes and the combined goods storage/storage space/technical facility in single-storey homes have tiled floors. The goods storage in two-storey homes have epoxy-coated flooring.

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, the space between cabinets and counters will be tiled. 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. Mirrors or mirror cabinets will be installed above the basins in bathrooms and WCs, and a bathroom cabinet or chest of drawers are planned for underneath the basins based on the furnishing plan.

Installations

Bathrooms and WCs have towel hooks and toilet paper holders. The windows in living rooms, bedrooms, and in the kitchens of two-storey homes will have curtain rails.

Appliances and devices

All homes have an embedded induction stovetop, a separate built-in oven, a dishwasher, microwave, extractor fan and refrigeration device according to plans. Utility rooms have space provisions for washing machines and tumble dryers in accordance with plans. Saunas have an electric sauna stove. The two-storey homes have provisions for a fireplace as an additional work option. It is possible to have a cooling/heating air-source heat pump installed as an additional work option.

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. Well covers may be placed in property yards and shared areas.

Building services

The building services are based on property-specific exhaust-air heat pumps (EAHP), where heat distribution takes place as water-circulating underfloor heating. Ventilation and hot water heating also take place via the EAHP. It is also possible to purchase a room-specific air heat pump (AHP) as an additional work option to cool or heat the property. The indoor AHP unit is installed on the wall in the living space. In single-story homes there is conduit running along the bedroom wall from the indoor unit to the outdoor unit. The housing company has property-specific remote-readable water meters.

Telecommunications technology

A property-specific cable TV system and broadband cable will be procured for the housing company, allowing for home-specific internet contracts. A fixed internet connection with basic speed comes as standard in the homes.

Parking spaces

A total of 31 parking spaces will be built on the site and available for separate purchase. Of these, 4 are carports and 27 are uncovered parking spaces. All of the parking spaces are equipped with a heating point, and it is possible to order the installation of an electric vehicle charging point as an additional work option.

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 sale will be further specified in the final sale documents. The artist's impressions are designed to provide an illustration of the site's appearance. They are not planning documents and details and colours may vary from the complete building. Minor suspensions and encasing not marked on the presentation 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 fireplace, chimney and air heat pump shown in the drawings are provisional and are not included in the price of the property. The seller has the right to exchange the products specified under a trade name for corresponding products made by another manufacturer.

In Vantaa, 30.1.2023

Kastelli-talot Oy

Easyin construction



JOINT OWNERSHIP MAP



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“We make dream single-family homes that are easy to obtain a reality.”

YOUR DREAM CITY HOME.

CONTACT US!

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