

Asunto Oy  
**Helsingin Muurikello**  
Luxurious living amid coastal scenery

**easyin**  
by KASTEELI

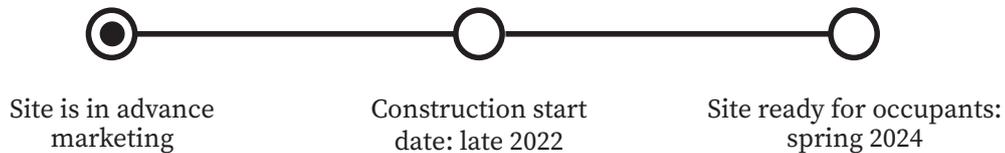
## Asunto Oy Helsingin Muurikello

The impressive Asunto Oy Helsingin Muurikello is due to be built right by the sea in a fantastic location in Jollas. The two and three-storey homes are arranged in a step formation and are a dream come true for those who appreciate high-quality living by the sea.

The characterful townhouse-style terraced homes are situated along a quiet cul-de-sac and blend in beautifully with their verdant environment. Large, full-wall windows open out towards the sea to make breath-taking views of the shore part of everyday life. Your spacious terrace and balcony, made from pergolas and vines, invite you to enjoy the luxurious serenity of nature.

Your parking space is connected to your home, either as a carport or garage; some homes have both. Your own storage space is next to the carport or garage, and provides plenty of storage space for recreational equipment, for example. The adjacent shoreline is home to a private small boat harbour, where you can lease a spot for your boat if you wish.

In addition to the gorgeous Asunto Oy Helsingin Muurikello, Arkkitehtitoimisto Studio Puisto has also designed several renowned sites, most recently Allas Sea Pool's new floating saunas in Helsinki





## A high-quality Easyin home from Kastelli

When you choose an Asunto Oy Helsingin Muurikello 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. 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.

<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).



## Enjoy high-quality and cosy living amid coastal scenery

Asunto Oy Helsingin Muurikello is located in coastal Jollas, Laajasalo, an area that is mostly home to single-family houses. The breath-taking nature of the inner archipelago with its rocky and sandy shores and lush ravines create fantastic surroundings for these beautiful homes.

The site's materials echo the atmosphere of the surrounding nature. The stylish residential buildings are made from durable concrete, the appearance of which is softened by the living wood surfaces of the entrances, terraces, and balconies. The general look of the buildings is light and supplemented by muted colours in warm tones for an overall appearance that leaves an impression.

When you choose a beautiful As Oy Helsingin Muurikello home, you don't need to compromise on the location of your new home, as this dream city home combines a stunning environment with great transport connections and the wide range of services available in Jollas, Laajasalo, and Herttoniemi. A school and day-care centre are within walking distance, and the Furuviik swimming beach and a small nature conservation area are just a few kilometres away.

Kruunuvoorensilta bridge is under construction and will link Laajasalo to Helsinki city centre and improve the walking, cycling, and public transport distances between Jollas and downtown Helsinki.



Artist's impression and additional features



## As Oy Helsingin Muurikello

Puuskarinne 8  
00850 Helsinki



### Buses

Bus stop 270 m  
Routes: 85, 85B, 85N



### Shops

Alepa Jollas 1,8 km  
Kauppakeskus Saari 3,9 km  
S-Market Laajasalo 3,8 km  
K-Market Kruunuvuorenranta 5,6 km  
K-Supermarket Hertta 6,4 km  
Kauppakeskus Itis 8,3 km



### Fitness and wellbeing

Port Jollas 20 m  
Itäniityn laakso nature conservation area 2 km  
Porvariskuningas beach 2,3 km  
Furuvik beach 2,9 km  
Laajasalo tennis courts 3,3 km  
Laajasalo sports park 3,3 km  
Hevossalmi football field 3,3 km  
Laajasalo golf course 3,5 km  
Fitness24Seven 3,9 km



### Health

Laajasalo health centre 4,1 km  
Herttoniemi hospital 8 km



### Day-care centres

Päiväkoti Puuskakulma 1,1 km  
Päiväkoti Jollas 1,8 km  
Luomupäiväkoti Kirsikka Laajasalo 3,2 km



### Schools

Poikkilaakson ala-asteen koulu 700 m  
Laajasalon peruskoulu 4 km  
Herttoniemenrannan ala-aste 5,9 km  
Herttoniemen yhteiskoulu 7,5 km



### Library

Laajasalo library 4 km

**Please note!** Kruunuvuorensilta bridge is under construction and will link Laajasalo to Helsinki city centre, improving public transport connections in the next five years. Distances are indicative only.

## Asunto Oy Helsingin Muurikello's homes combine luxury, privacy and space

Asunto Oy Helsingin Muurikello homes were designed by SAFA architect Sami Logren. The spacious two and three-story terraced homes offer just the right balance of peaceful privacy and exceptionally open views of the gorgeous surroundings. The large windows, sometimes spanning the full width of the wall, make a maritime feel a fixture of your captivating home's interior.

The kitchen, dining area, and living room form a single open space, and is the heart of your cosy home. The spacious bedrooms are situated on a different floor for peace and quiet. Whether you're a master chef or more of a casual cook, you're sure to enjoy your modern and high-quality kitchen. Quality fixtures, fittings, and integrated domestic appliances will take your cooking to a whole new level. At the end of a long day, sit on your terrace and admire how the yachts bob on the waves, or relax in your very own atmospheric sauna. Stylish materials and carefully selected lighting solutions add the finishing touches to the interior of your lovely home.

Spacious floor plans ensure that everyday life runs smoothly. In each home, the utility room is either separate or combined with the bathroom. There is plenty of storage space, and you can conveniently charge your electric car in your own garage or carport. The play area in the sheltered courtyard provides endless fun for the youngest members of the family, although adults also enjoy spending time in the courtyard, which is bordered by flowerbeds and plants.



**Sami Logren**  
SAFA architect  
Studio Puisto Oy

”

*What I particularly like about this site is the townhouse-style of living across multiple storeys, where the living spaces are situated to give the best possible views. Each home has both a balcony and a lovely terrace, which simultaneously provide peaceful privacy and fantastic, open views of the surrounding nature. In my view, one of the most successful features of these homes are the large windows that span the full width of the wall and look out over the sea.*

*Carefully considered spatial solutions make these homes suitable for a wide range of residents' needs. There's plenty of space in the inspiring environment for working from home or for raising a large family. If you value high-quality and want a home by the sea, you may just have found your dream city home!*



Artist's impression and additional features



## Homes

The housing company's 26 homes are arranged in five sets of terraced houses, one of which has three storeys while the rest have two storeys. Each home contains a garage, carport, or both. In addition to a heating post, these also feature a ready-installed electric vehicle charging point (11 kW, 3x16A).

**5 homes:** 3rm + k + s – 75.5 m<sup>2</sup> (+ stor)

**5 homes:** 3rm + k + s + stor – 81.5 m<sup>2</sup>

**8 homes:** 4rm + k + s + stor – 111 m<sup>2</sup>

**8 homes:** 4rm + k + s + stor – 121 m<sup>2</sup>

### Everyday luxury

- All of the homes have fantastic sea views
- Light and open floor plans and large windows that span the full length of the living area wall and look out towards the sea
- Large terraces and balconies made from pergolas and vines
- Spacious bedrooms
- Relaxing saunas
- Functional and efficient utility rooms are separate rooms in most of the homes
- Underfloor cooling throughout living areas
- Extremely high-quality surface materials and domestic appliances (read more on p.22)
- Own storage room and plenty of storage space
- Private small boat harbour right next to the homes. Boat places available to lease
- Peaceful privacy and the community and convenience of a housing company under your own roof

### 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.

**Asunto Oy**  
**Helsingin Muurikello**  
Puuskarinne 8, 00850 Helsinki

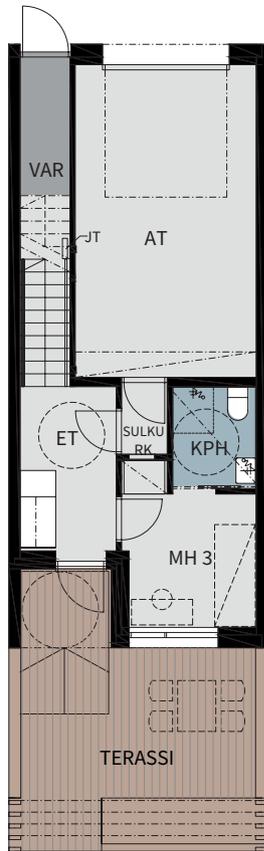
- 3rm + k + s - 75.5 m<sup>2</sup> (+ stor)
- 3rm + k + s + stor - 81.5 m<sup>2</sup>
- 4rm + k + s + stor - 111 m<sup>2</sup>
- 4rm + k + s + stor - 121 m<sup>2</sup>



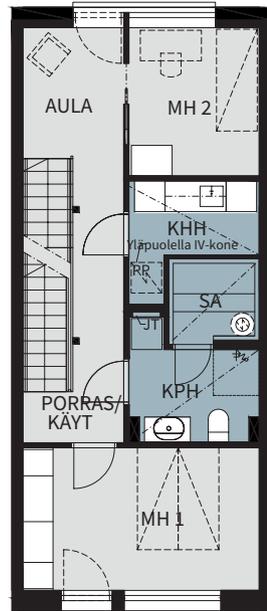
# 4rm + k + s + stor – 111 m<sup>2</sup>

Properties A1, A3, A5 and A7

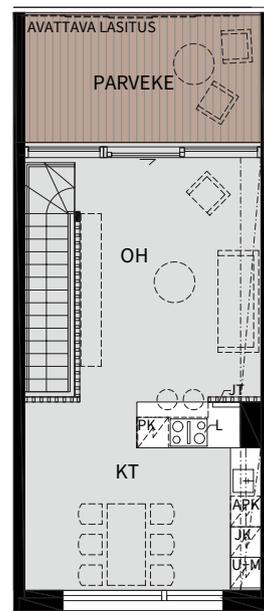
The spacious homes to the south of the plot will enchant you with their style. On the top floor, the kitchen and living spaces open out onto a lovely balcony and fantastic sea views. Downstairs, the large and sunny south-facing terrace provides beautiful views of nature. The bedrooms are located on the first and second floors for peace and quiet. Each home has its own garage.



1st floor



2nd floor



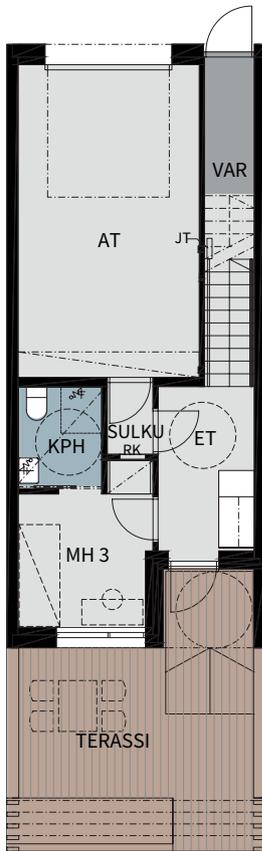
3rd floor



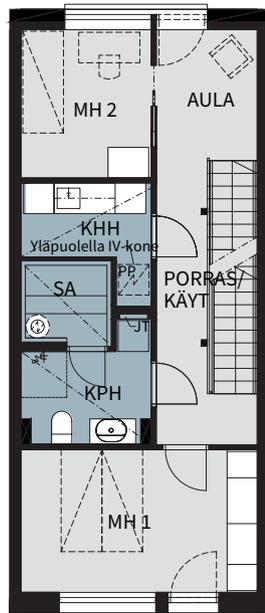
# 4rm + k + s + stor – 111 m<sup>2</sup>

Homes A2, A4 and A6

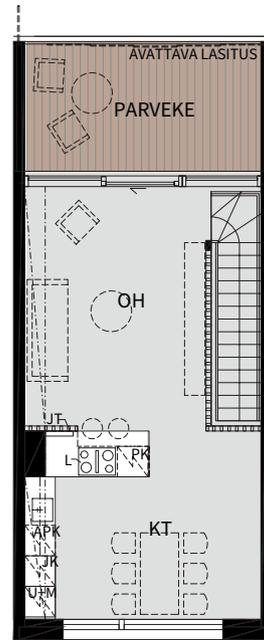
Properties A2, A4 and A6 are mirror images of properties A1, A3, A5 and A7.



1st floor



2nd floor



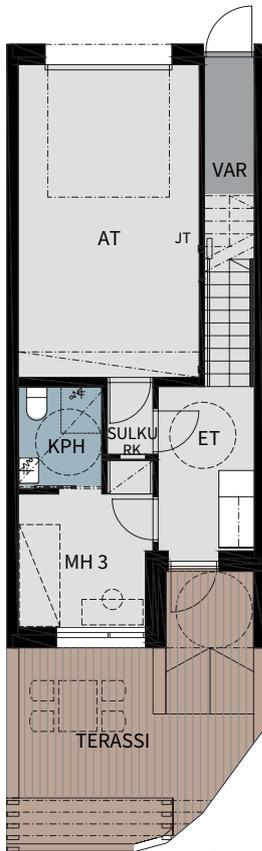
3rd floor



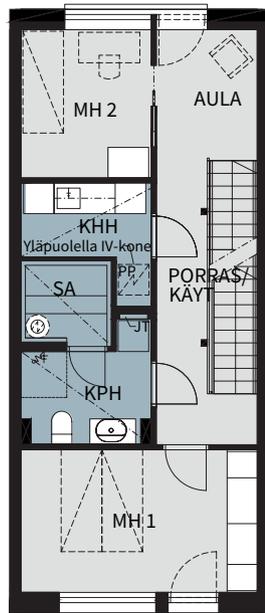
4rm + k + s + stor – 111 m<sup>2</sup>

Property A8

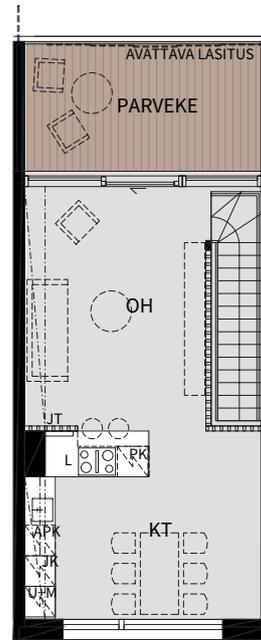
Property A8 is the same as properties A2, A4 and A6, with the exception of the shape of the terrace.



1st floor



2nd floor



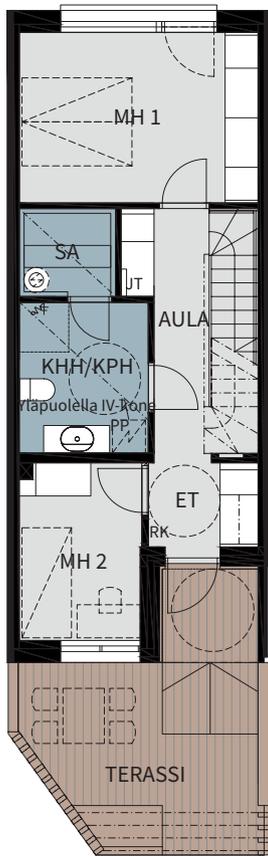
3rd floor



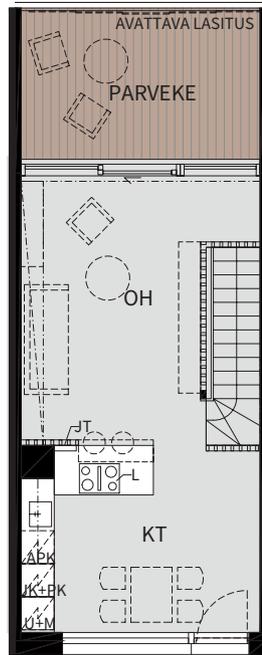
# 3rm + k + s – 75.5 m<sup>2</sup> (+ stor)

Property B1

The roomy homes in the centre of the plot offer fantastic sea views from the large balcony on the second floor. The spacious kitchen and living area are located upstairs while the bedrooms and sauna are downstairs for peace and quiet. The home's garage and storage space are located on the basement floor of the building.



1st floor



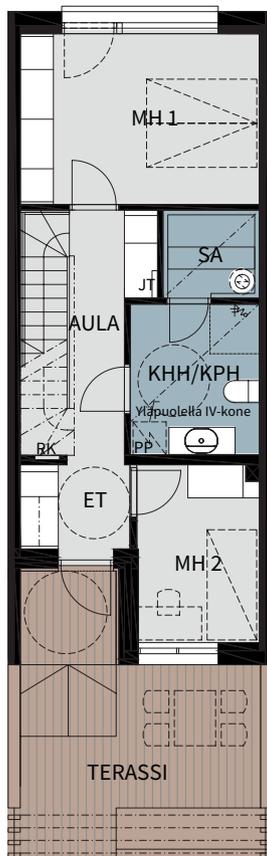
2nd floor



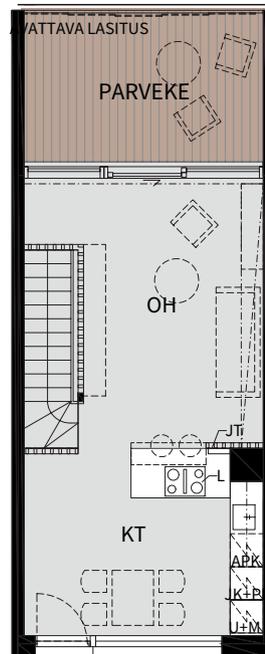
3rm + k + s – 75.5 m<sup>2</sup> (+ stor)

Properties B2 and B4

Properties B2 and B4 are mirror images of property B1, with the exception of the angular shape of the terrace.



1st floor



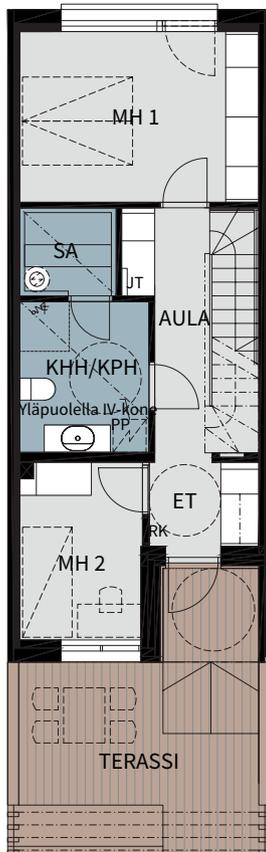
2nd floor



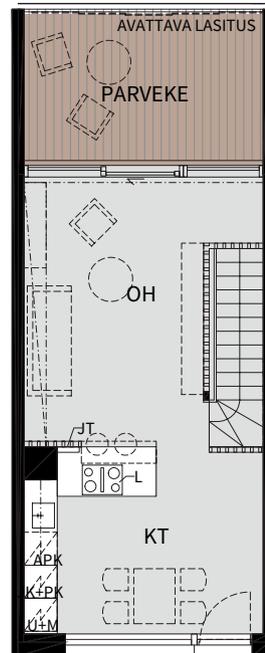
3rm + k + s – 75.5 m<sup>2</sup> (+ stor)

Properties B3 and B5

Properties B3 and B5 are the same as property B1, with the exception of the angular shape of the terrace.



1st floor



2nd floor



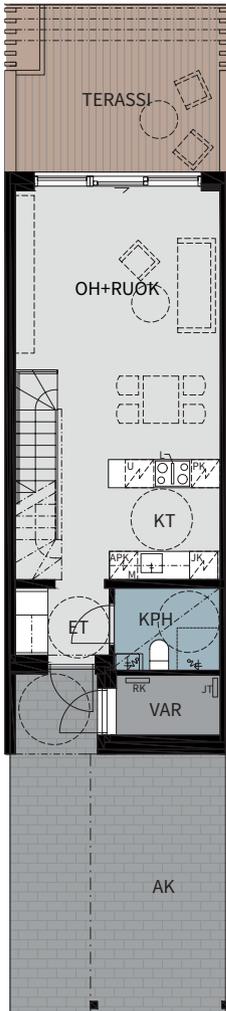


Artist's impression and additional features

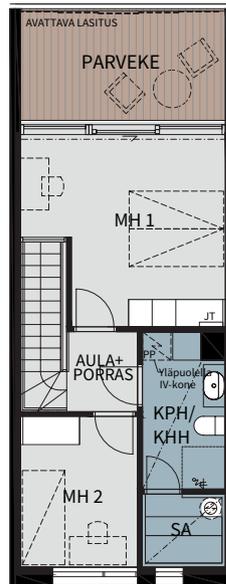
# 3rm + k + s – 81.5 m<sup>2</sup>

Properties C1, C3 and C5

These pleasant homes are located in the middle of the plot next to the play area. Admire the amazing sea views from both the downstairs terrace and upstairs balcony. The spacious bedrooms and sauna are located upstairs for peace and quiet. The homes have carports next to their entrances.



1st floor



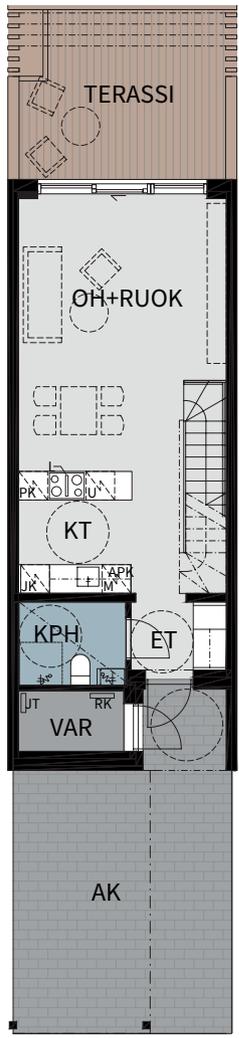
2nd floor



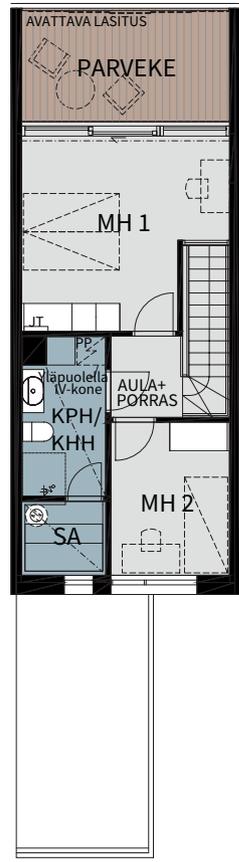
3rm + k + s + stor – 81.5 m<sup>2</sup>

Properties C2 and C4

Properties C2 and C4 are mirror images of properties C1, C3 and C5.



1st floor



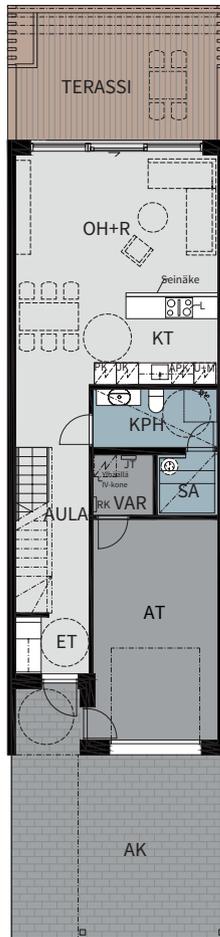
2nd floor



# 4rm + k + s + stor – 121 m<sup>2</sup>

Properties D1, D3, E1 and E3

The homes right next to the shore have the largest square footage. The sea views open up in all their magnificent glory from both the downstairs terrace and the large upstairs balconies. Open-plan living areas, the kitchen and the sauna are situated downstairs, while the bedrooms are located on the second floor for privacy. The homes have garages on the ground floor and carports next to their entrances.



1st floor



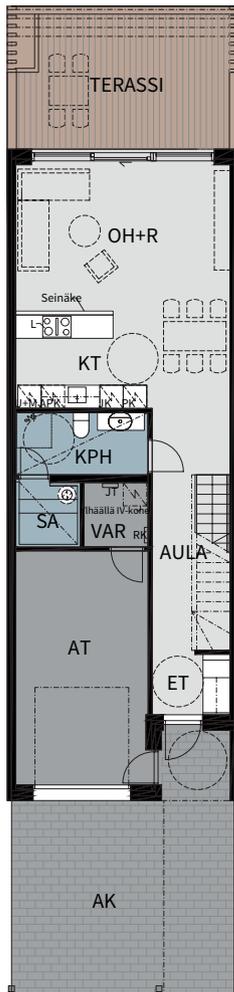
2nd floor



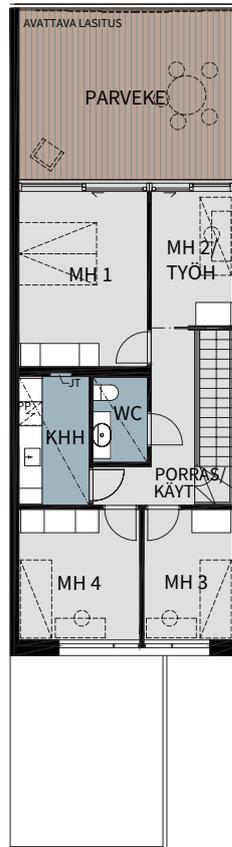
4rm + k + s + stor – 121 m<sup>2</sup>

Properties D2, D4, E2 and E4

These properties are mirror images of properties D1, D3, E1 and E3.



1st floor



2nd floor



## High-quality and pleasant interiors

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

We have only selected Asunto Oy Helsingin Muurikello's extremely high-quality surface materials and domestic appliances from suppliers known for their high quality. The homes feature, among others, Puustelli kitchens, Lumo glazing, Tähtiporras stairs, Timberwise flooring, Tiivi windows, Kaskipuu doors, Turner garage doors, and Siemens appliances.

Our professional interior designers are ready to help you with all of your decisions. 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.

Once you've made the decision to purchase the city home of your dreams, you will receive log-in credentials to the Nettikoti 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/sisustus](https://easyin.fi/sisustus)*



**Enni Laitinen**  
Interior design

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*The homes' carefully considered surface materials and furnishing solutions create a framework for a cosy atmosphere and functional everyday life. I 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. So that your home suits you.”*



**Harmony, functionality, and style are the cornerstones of our approach to design.**

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





*Artist's impression and  
additional features*



*Artist's impression and  
additional features*



## Eco-friendly heating and cooling

The buildings are heated with district heating, and every home has its own ventilation unit with heat recovery. The homes' water-circulation underfloor heating and cooling enable not only energy-efficient heating in the winter, but also provides cooling during the hot summer. This also makes the homes more spacious as there is no need for traditional radiators. The underfloor cooling works throughout the home, with the exception of wet rooms and the garage. In wet rooms and garages, the floors are heated with electricity, which allows the heating to be adjusted separately, for example when you wish to cool the rest of the home.

The underfloor cooling adds a little luxury to hot summer days. The reliable and almost no-maintenance cooling is extremely competitive when it comes to costs, and the system costs are very predictable throughout its lifetime. The high-quality heating and cooling system also increases the value of the homes. Heating and cooling costs are costed in the housing company's financial plan.

## 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

1

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.

2

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

3

**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.

4

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

5

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

6

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

7

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

8

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 (40%) and a housing company loan (60%). 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 Helsingin Muurikello*

Neighbourhood:	Jollas
Property identification number:	91-49-231-2
Plot surface area:	4809 m <sup>2</sup>
Properties:	26 kpl
Parking spaces:	36 kpl
Address:	Puuskarinne 8, 00850 Helsinki
Plot ownership:	2/10 owned, 8/10 optional lease

## General

The site consists of five sets of terraces homes, one of which has three storeys while the others have two storeys. There is also a basement under building B. The basement contains the garages for the homes in building B, as well as the housing company's shared technical facility and a civil defence shelter that also acts as an outdoor equipment storage space. All of the buildings have a concrete structure.

The green areas, traffic areas, and waste management point will be implemented in accordance with the 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 floors will be hollow-core slabs in structure, in accordance with structural plans.

## Stairs

The homes' stairs are factory-manufactured wooden stairs.

## Facades

The load-bearing structure in exterior walls is concrete. The facade surface material is mostly plaster. The facades also have wood and stone panel cladding.

## Roof and roofing

The load-bearing roof structures in residential buildings and carports are hollow-core slabs. The buildings' roofing is felt roofing. The carports have a green roof.

## Partition walls

The walls between homes have a concrete structure. Load-bearing partition walls have a concrete structure. Light partition walls have a wooden/steel structure. The walls of bathrooms and washrooms will be waterproofed.

## Windows, terrace doors

Windows either 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 will be fitted with blinds, with the exception of fire windows and the window next to the sliding glass door. Terrace and balcony doors are sliding glass doors.

**Doors**

Doors are white, factory-painted solid wood 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 properties' terraces and the walls and pergolas on them will be implemented in accordance with the floor plan and facade drawings.

**Balconies**

The properties' balconies and their walls will be implemented in accordance with the floor plan and facade drawings. The balconies have a metal railing and full-height glazing. The upper part of the glazing is fixed, and below it the glazing can be opened.

**Flooring**

The kitchens, living rooms and bedrooms have parquet flooring. Hallways, bathrooms, saunas, utility rooms, WCs and storage spaces are tiled. Garage floors are coated concrete.

**Interior walls**

Interior walls are mostly painted plasterboard or concrete walls. All of the walls in bathrooms are tiled. The wall behind the basin in WCs is tiled. In kitchens and utility rooms, the spaces between cabinets and counters will be tiled. Sauna walls are wood-panelled.

**Ceilings**

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

**Furnishing**

The homes have factory-made fixtures and fittings according to a separate furnishing plan. A mirror will be installed above basins in bathrooms and WCs.

**Fixtures and fittings**

General lighting in the homes' bathrooms, saunas, hallways, WCs, utility rooms, stairwells, storage spaces and garages will be implemented using fixed lights in accordance with the lighting list. Bathrooms and WCs have towel hooks and toilet paper holders. The bathrooms also have shower walls based on the floor plans. The windows in the living rooms and bedrooms have curtain rails.

**Equipment and devices**

All homes have an embedded induction stovetop with integrated extractor fan, a pyrolytic oven to be installed into the fixtures and fittings, a concealed dishwasher, an integrated microwave, and concealed refrigeration devices according to plans. Utility rooms and bathrooms have space provisions for washing machines and tumble dryers in accordance with plans. The saunas have a stove embedded into the benches with a separate control unit.

**Yard**

The plot's common play and recreational areas, flowerbeds, 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 property-specific mechanical supply and exhaust ventilation using a heat recovery unit. The housing company has property-specific remote-readable water meters which measure cold and hot water. The properties bathrooms, saunas, and garages have electric underfloor heating connected to the homes' electric meter. Other spaces in the homes have water-circulation underfloor heating. Outside of the heating season, the residential homes use water-circulation underfloor cooling to help with summer heat.

### **Data transfer technology**

A property-specific cable TV system will be procured for the housing company. A broadband cable will be installed for the company, allowing for property-specific internet contracts. The maintenance charges include 25M/25M housing company broadband.

### **Parking spaces**

A total of 36 parking spaces will be built on the site. Possession of properties A1–8 includes the garage connected to the properties. Possession of properties B1–5 includes the garage in the building's basement. Possession of properties C1–5 includes the carport in front of the properties. Possession of properties D1–4 and E1–4 includes the garage connected to the properties and a carport. In addition, the housing company owns two parking spaces in the yard.

All of the properties' parking spaces are equipped with heating posts and electric vehicle charging points. In properties D1–4 and E1–4, only one of the property's two parking spaces has an electric vehicle charging point. The electric vehicle charging point has a power of 11 kW (3x16A), but the property's other electricity consumption may reduce the charging power.

### **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 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.

*In Vantaa, 23.6.2022*

*Kastelli-talot Oy / Easyin construction*

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*We make dream single-family homes  
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**Your dream city home.**



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