Asunto Oy

Espoon Vingen Ranta

Beautiful living and private space amid coastal scenery

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

easyIN by KASTELLI

Asunto Oy Espoon Vingen Ranta

Our attractive new site, Asunto Oy Espoon Vingen Ranta, will be constructed on the breath-takingly beautiful Espoo coast in Soukka. It is a fantastic location – the sea and Espoo's Rantaraitti route are just a stone's throw away, and the newly built Soukka metro station makes travel easy. Vingen Ranta's beautiful, detached houses are stylish 4-5 room homes over two storeys with lovely, spacious floor plans, high-quality surface materials, and absolutely stunning sea views. The homes are heated with environmentally friendly ground heat with water-circulation underfloor heating.

Vingen Ranta's homes have everything you could dream of. The homes have their own terrace and balcony, for which glazing is available. A spacious utility room and private storage area make everyday life easier. The homes come with a yard parking space and heating post, as well as a carport equipped with an EV charging station. Each home boasts fantastic sea views. An air-source heat pump cools the home on hot summer days, but you can also choose to install a fireplace to provide heat and atmosphere on cold autumn evenings.

Vingen Ranta's homes have stylish, rendered facades to help the stone buildings blend seamlessly into Espoo's coastal scenery. The site takes its distinguished name from the Villa Vinge building at the centre of the plot. The functionalist building was designed in the 1930s by architect Kaarlo Borg.

Site is in advance marketing

Construction estimated to start early 2023

Site ready for occupants summer 2024

A high-quality Easyin home from Kastelli

When you choose an Asunto Oy Espoon Vingen Ranta 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).

A hidden paradise

As Oy Espoon Vingen Ranta was designed by Pet Michael, SAFA architect. Vingen Ranta is a site of beautiful, modern, and spacious homes built on a unique plot. Nestled against a steep rock face, the plot boasts breath-taking sea views from every home. The homes have three to four spacious bedrooms, and all have plenty of storage space, a sauna, a utility room, two parking spaces, and a covered terrace balcony. The site's yard also has a shared play and recreation area.

Due to the large size of the plot, it was possible to build the homes to be almost square, which allows for a smart floor plan and expansive sea views. Natural light is guaranteed by floor-to-ceiling windows that face southwest-west-northwest. The homes are designed to make everyday life easier – there is plenty of storage space, the carport is directly adjacent to the exterior door, and the stairs are placed to suit each home.

Pet Michael
SAFA Architect
Arkkitehtitoimisto
Pet Michael Oy

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One interesting detail in the area is Villa Vinge. The homes are situated in natural zones nearby. All four types of building are designed to form their own whole with the terrain and terms of the location. Even the rearmost buildings have sea views that can only be described as breath-taking – on one side you have the sea, and on the other you have beautiful nature and rock. The rock provides extra noise protection and is an impressive sight.

After I'd visited the site for the first time, I began to call it the "sea fortress". It seemed simultaneously sheltered by the rock and open towards the sea, and the old building lent an atmosphere of its own. I wanted the homes to form a harmonious whole that serves both the environment and residents."

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Sea views, beautiful surroundings and fantastic services

As Oy Espoon Vingen Ranta will be built in the Soukka area. Soukka's location makes it a paradise for Finns; it is close to the sea, with beautiful terrain, local services and great transport connections. The residential area is extremely quiet, but more extensive services in Kivenlahti, Suomenoja and Saunalahti are close by.

The Rantaraitti route leaves almost from your front door, while boat harbours and nearby forests are just a stone's throw away. The closest bus stop is 180m away and Soukka metro station is just 1.5 kilometres away. You can also drive the journey along Länsiväylä.

The Soukka area has everything you need – supermarkets, schools, day-care centres, swimming beaches, and a wide range of hobby and recreational opportunities. Saunalahti's services and restaurants, Kivenlahti's Lippulaiva shopping centre, and Suomenoja's numerous specialist stores are very easily accessible.

As Oy Espoon Vingen Ranta

Soukan Rantatie 19
02360 Espoo

Buses
Bus stop 180 m
Route 143

Metro
Soukka metro station 1.5 km

Shops
Alepa Soukka 1.2 km
K-Supermarket Soukka 1.8 km
Prisma Lippulaiva 2.5 km
K-Citymarket Iso Omena 7.4 km
Lidl Nöykkiö 9.6 km

Health
Soukka health centre 1.5 km

Library
Lippulaivan kirjasto 2.5 km

Fitness and wellbeing
Espoo's Rantaraitti route 50 m
Ala-Soukka workout stairs 1 km
Klobben swimming beach 1.4 km
Soukan Venekerho boat club 1.6 km
Espoonlahden uimahalli (swimming hall) 2.1 km
Fressi Espoonlahti 2.1 km
Hanikka nature trail 2.4 km
Padelton Espoo 4.6 km

Day-care centres
Kastevuoren päiväkoti 900 m
Soukankuja päiväkoti 1.3 km

Schools
Soukan koulu 1.4 km
Espoonlahden koulu and lukio 1.9 km

A wide range of services

Life as a resident at Vingen Ranta is easy, peaceful, and beautiful. Enjoy the peace and quiet, and admire the sea views from your window. Supermarkets are within two kilometres away, and children can travel to school or day-care in just a few minutes - Soukan koulu and Kastevuoren päiväkoti are close by. Enjoy weekend pizza at the local restaurants, and the wide range of restaurants at Lippulaiva and in Saunalahti are also nearby.

Wellbeing from nature and local exercise

Your imagination is the limit when it comes to recreation at Vingen Ranta. The sea invites you to swim, boat, SUP board, and windsurf. The fantastic nature trails and the Ala-Soukka fitness stairs encourage you to get moving. Espoonlahti's fitness centres are close by, as are Suomenoja's padel courts. You can pick berries and mushrooms fresh from the local forests.

Easy and convenient travel

As a resident of Vingen Ranta, you can travel easily within Espoo and all the way to down-town Helsinki. The journey is convenient to drive along Länsiväylä, and the new metro station makes it easy to get to Matinkylä or Helsinki. There are also bus stops near your home.

Soukan Kasavuori

Soukan Kasavuori is one of Espoo's best viewing points, and it is located right next to Vingen Ranta. It provides amazing views over Laurinlahti and towards Kivenlahti. A picnic and cup of hot coffee taste even better when enjoyed amid such breath-taking scenery.

Hanikka nature trail and Hannusjärvi lake

There are several nature trails close to Vingen Ranta. The Hanikka nature trail is 5km long and showcases a variety of nature. You can admire root systems, rocks, duckboards, ancient coastlines, and birdwatching towers. The Hannusmetsä nature trail also runs through rocky nature and is signposted with interesting information. The 3km-long path runs along Hannusjärvi lake.

Suvisaaristo

Espoo's idyllic archipelago area, Suvisaaristo, is just a short journey from Vingen Ranta by sea. The archipelago is mostly home to summer cabins, but you can admire the historic villas and the view from the Bergö birdtower. Enjoy lunch at the Saaristokauppa shop and take a dip at the Svinö swimming beach. The archipelago is also home to several nature conservation areas.

Klobben swimming beach and Soukan venekerho

Klobben's lovely swimming beach is a 15-minute walk away from your home at Vingen Ranta. The sheltered beach has everything you need - a jetty, sand, outdoor fitness equipment, toilets, showers, a kiosk, and a summer terrace. Soukan Venekerho boat club is also right next to the beach and offers spots for up to 300 boats. The boat club's beautiful pavilion is situated on top of a hill at Klobben and can be hired as a venue for weddings and other occasions.

Properties

The housing company has a total of 14 two-storey homes, all of which boast fantastic sea views. Each home has two parking spaces, its own balcony, a terrace, a utility room, and storage spaces. You can enjoy the steam of a hot sauna in your own home and go for a swim right outside your home.

2 homes: 3–4rm + k + s – 118 m² + stor 10 m² + carp + ps
6 homes: 4–5rm + k + s – 130 m² + stor 10 m² + carp + ps
4 homes: 4–5rm + k + s – 144 m² + stor 9 m² + carp + ps
2 homes: 4–5rm + k + s – 146 m² + stor 11 m² + carp + ps

Everyday luxury

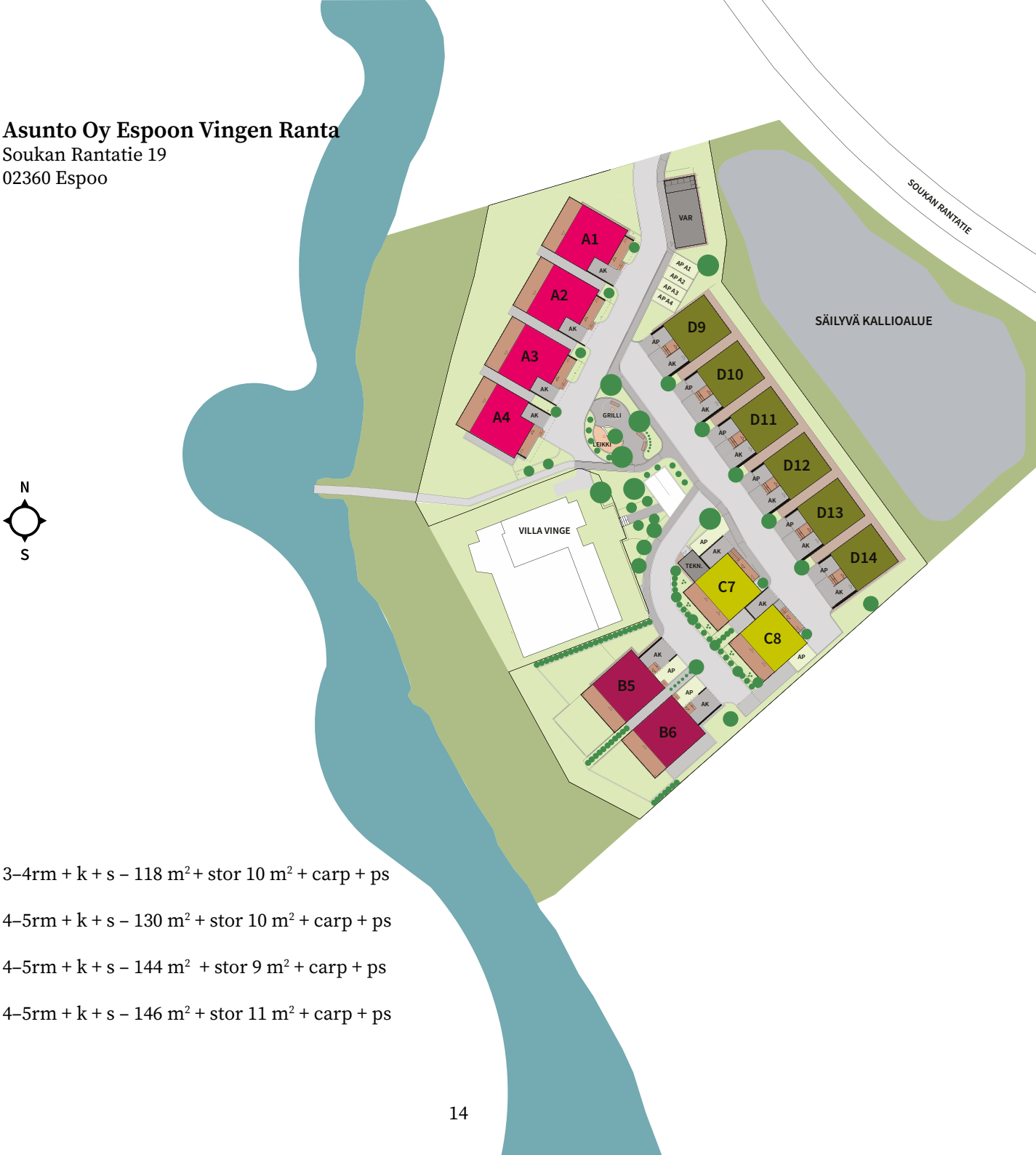
- Unique, private environment surrounded by nature
- All of the homes have fantastic sea views
- Two parking spaces, one of which is a carport and has an EV charging point
- Light and spacious floor plans
- Windows span the full length of the living area wall and look out towards the sea
- Spacious bedrooms
- Large terrace and balcony with possibility for glazing
- Functional and effective storage and utility area spaces, separate utility room
- High-quality and stylish interior design
- Finnish Timberwise parquet flooring and integrated kitchen appliances

Moving in is included in the price

We offer you a removals truck and movers for three hours free of charge for removals journeys within 30 kilometres. More detailed information about taking advantage of our removals help can be found in the moving-in letter.

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

Asunto Oy Espoon Vingen Ranta
Soukan Rantatie 19
02360 Espoo



- 3–4rm + k + s – 118 m² + stor 10 m² + carp + ps
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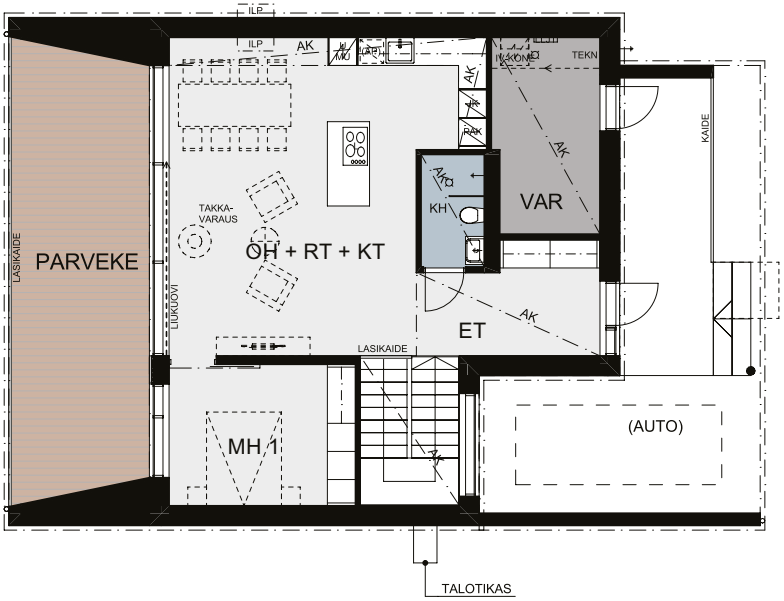
4–5rm + k + s – 144 m² + stor 9 m² + carp + ps

Properties A1, A2 and A3

These four-bedroom homes are located right by the sea and the fantastic coastal scenery opens out from the windows throughout the upper floor as soon as you enter. The heated storage area right next to the entrance provides plenty of storage space. There are a spacious living area with open-plan kitchen and one bedroom upstairs. There are three bedrooms with coastal scenery downstairs, while at the other hand of the home is your very own spa, with sauna, bathroom and spacious utility room and walk-in wardrobe. Cool off after a sauna on the large sea-facing terrace. Additional space can be found downstairs in the storage area underneath the stairs.

1st floor

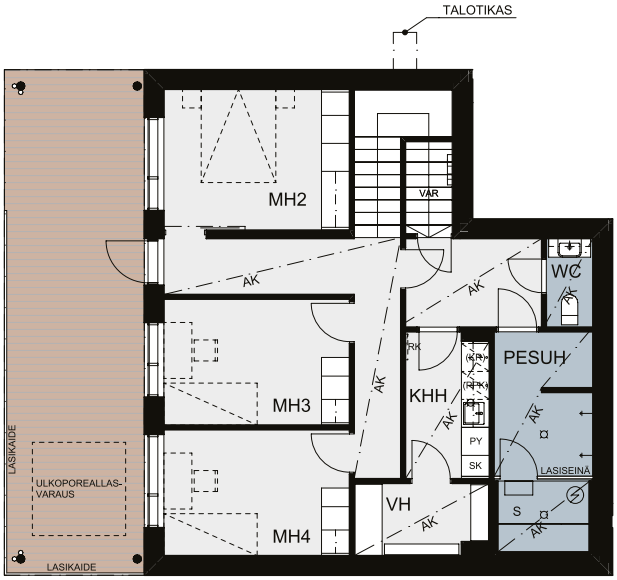


2nd floor

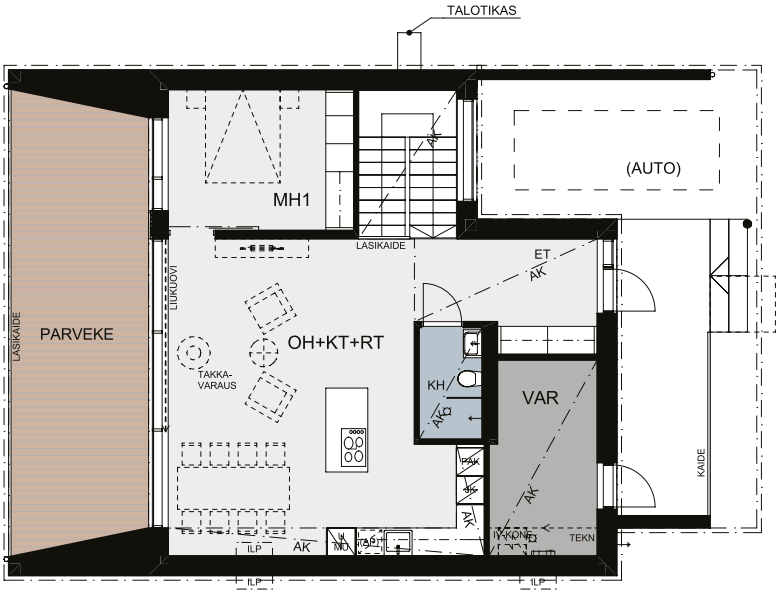
4–5rm + k + s – 144 m² + stor 9 m² + carp + ps

Property A4

The property is a mirror image of properties A1, A2 and A3.



1st floor

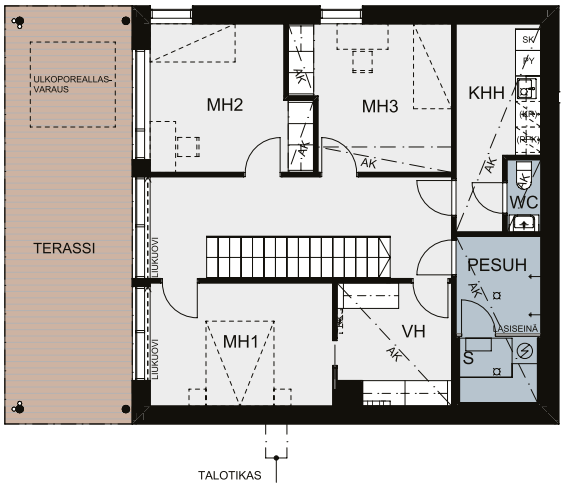


2nd floor

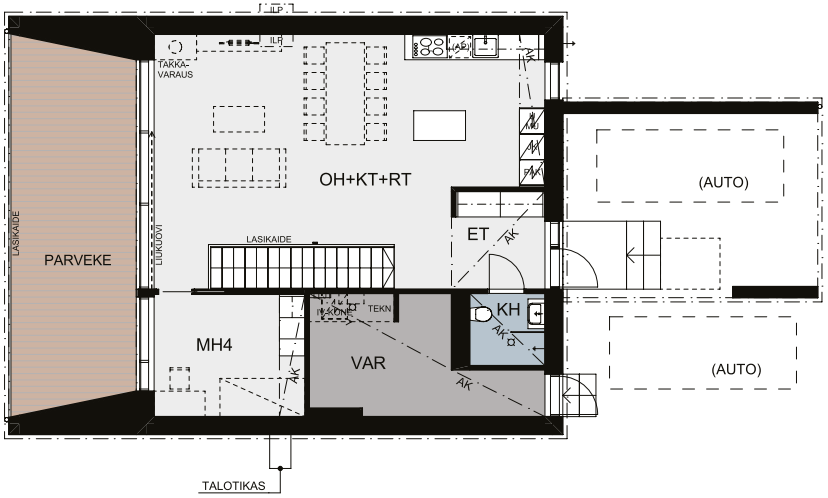
4–5rm + k + s – 146 m² + stor 11 m² + carp + ps

Property B5

This four-bedroom home is located right next to the sea on its own. Immediately as you step into the home, the sea views open up from the large windows that span the full width of the home, and the direct stairs downstairs lead out to the sheltered sea-facing terrace. Upstairs is a large living area with open-plan kitchen and one bedroom. There are two parking spaces right outside your front door, along with a large, heated storage space. The three-bedroom downstairs are in their own quiet area, and the master bedroom has access to a spacious walk-in-wardrobe. A spacious utility room plus bathroom with sauna add the finishing touches to the downstairs.



1st floor



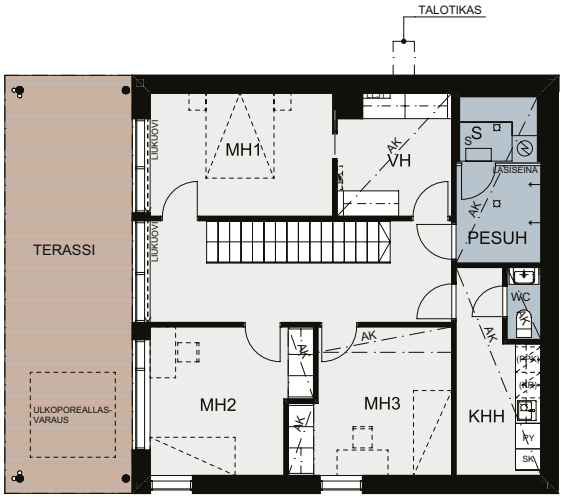
2nd floor

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

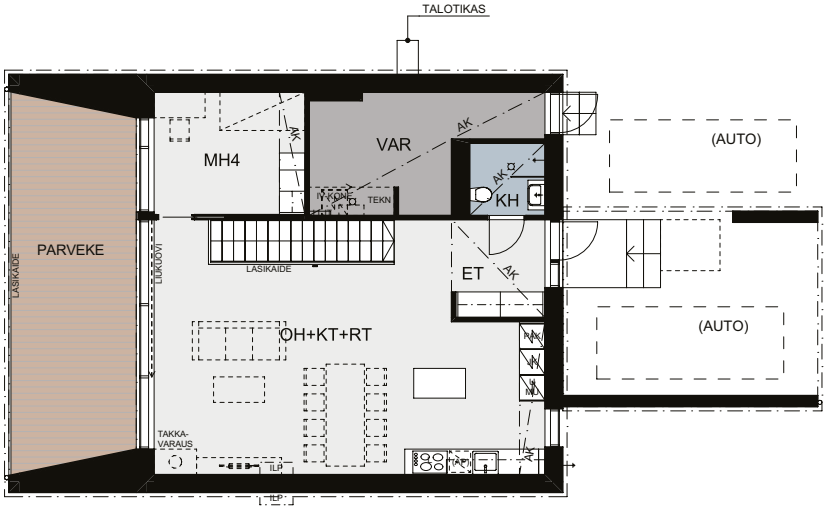
4–5rm + k + s – 146 m² + stor 11 m² + carp + ps

Property B6

The property is a mirror image of property B5.



1st floor



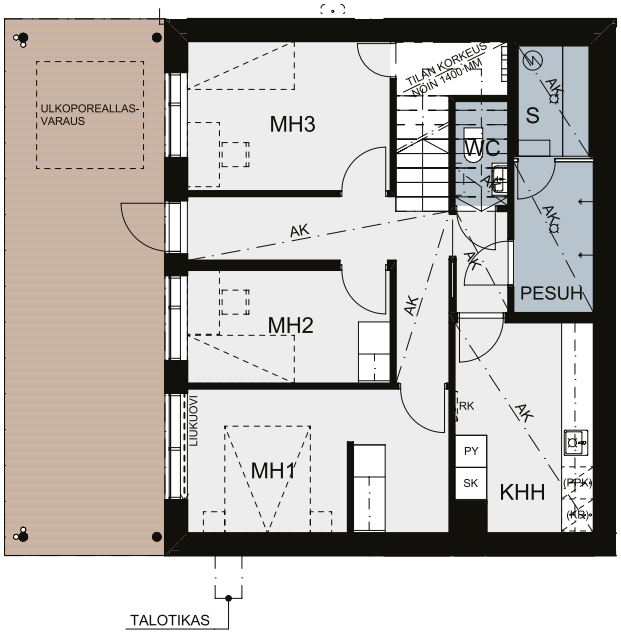
2nd floor

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

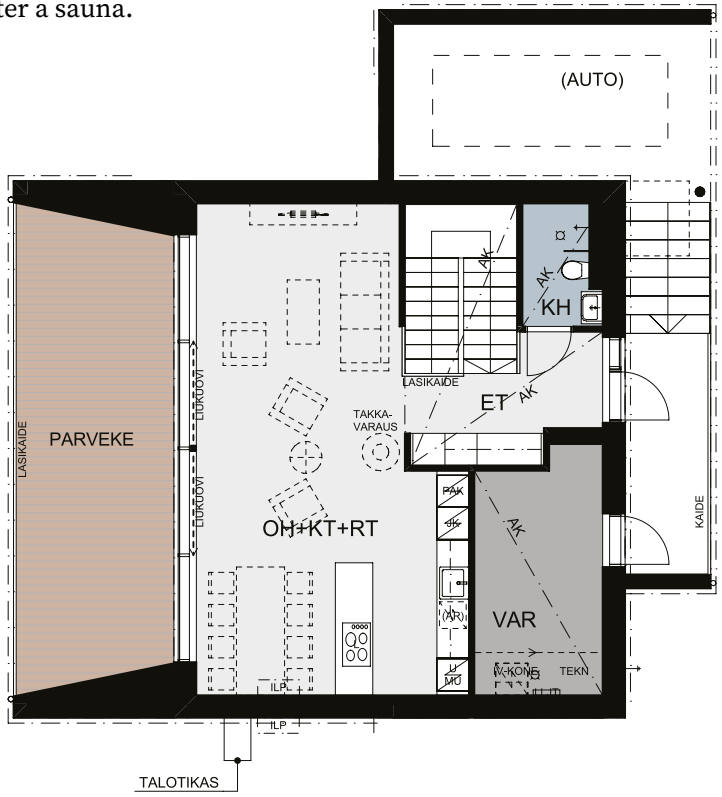
3–4rm + k + s – 118 m² + stor 10 m² + carp + ps

Properties C7 and C8

As soon as you step inside, you will see the fantastic coastal scenery from the upstairs windows which span the full width of the home. The open-plan living and kitchen area is spacious and the space flows seamlessly to the balcony, where you can admire the sea views. Both of the properties' parking spaces are next to the property, and you can access a spacious and heated storage area right next to your front door. All of the bedrooms in the home are situated downstairs on one side of the home for peace and quiet, while on the other side of the home is a large utility room and bathroom with sauna. The downstairs living space also extends out onto a large terrace, where it is nice to cool off after a sauna.



1st floor



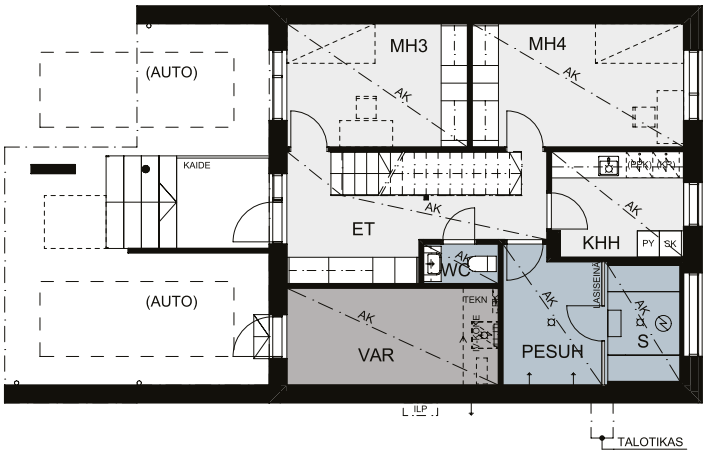
2nd floor

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

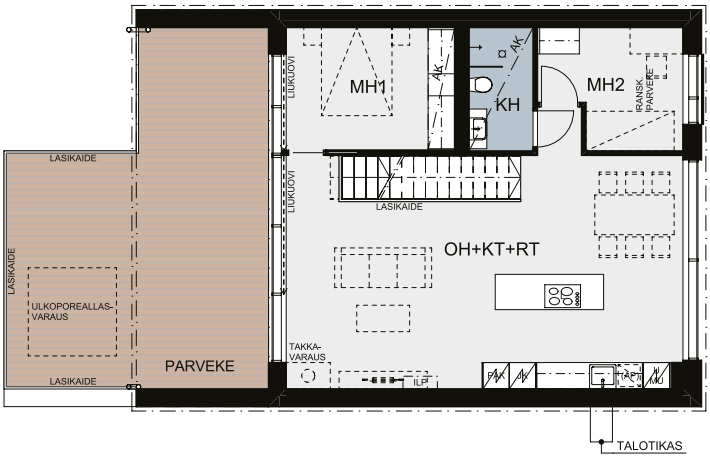
4–5rm + k + s – 130 m² + stor 10 m² + carp + ps

Properties D9, D10, D11, D12, D13 and D14

These four-bedroom homes breathe coastal scenery - situated between the sea and the impressive rocky terrain, they provide fantastic views at both ends of the property. Both of the properties' parking spaces are next to the property, and you can access a spacious and heated storage area from your front door. Two of the comfortable bedrooms in the home are situated downstairs, while the other two are upstairs. There is also a separate utility room downstairs, along with a luxurious sauna and bathroom. Admire the gorgeous sea views from the expansive balcony upstairs, which can be accessed from the living room and kitchen area as well as from one of the bedrooms.



1st floor



2nd floor

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

High-quality and cosy interior design

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

We have only selected Asunto Oy Espoon Vingen Ranta's extremely high-quality surface materials and domestic appliances from suppliers known for their high quality. The homes feature, among other things, Puustelli kitchens, Tähtiporras stairs, Timberwise parquet flooring, Tiivi windows, Kaskipuu doors, Siemens integrated kitchen appliances and a venting induction hob.

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 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

Enni Laitinen
Interior designer

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.

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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

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 Espoon Vingen Ranta

Neighbourhood:	Soukka
Property IDN:	49-33-124-1
Plot surface area:	10,694 m^2
Homes:	14
Parking spaces:	28
Address:	Soukan rantatie 19, 02360 Espoo
Plot ownership:	Optional leased plot, As Oy owns a specified share of 1/2139 of the plot.

General
The site comprises fifteen two-storey detached homes. The housing company's technical facility is located to the side of building C7. The plot also has a yard building containing a waste area and a civil defence shelter. In normal conditions, the civil defence shelter acts as a storage space for outdoor equipment. All of the buildings have a concrete structure. 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. An old building named Villa Vinge is located on the plot. Management of the plot is distributed between As Oy and Villa Vinge such that both have their own specified management areas, and additionally part of the plot (e.g. the waste point and access roads) are shared between As Oy and Villa Vinge.

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.

Property 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 rendering and concrete surface. Wooden cladding has also been used on the facade.

Roof and roofing
Hollow-core slabs are the load-bearing structure in the upper floor of the residential buildings. The buildings' roofing is felt roofing.

Partition walls
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 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.

Doors
Partition 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. Terrace and balcony doors are largely sliding glass doors.

Terraces
The terraces have a wooden structure. The homes' terraces are built in accordance with floor and facade drawings. The terraces of buildings A-C have provisions for an outdoor hot tub.

Balconies
The homes' balconies are built in accordance with floor and facade drawings. The balconies have a glass railing and it is possible to have alterations carried out to glaze the section above the railing. Balconies in buildings D have provisions for an outdoor hot tub.

Flooring
The kitchens, living rooms and bedrooms have parquet flooring. Hallways, bathrooms, saunas, utility rooms, WCs and storage spaces have tile flooring.

Interior walls
Interior walls are mostly levelled and painted plasterboard or concrete walls. All of the walls in bathrooms and toilets are tiled. The space between cabinets and counters in the kitchens will have a 20cm quartz countertop lift onto the back wall and the upper part will be painted. In the 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.

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

Installations
General lighting in the homes' bathrooms, saunas, hallways, utility rooms, WCs and storage spaces is provided through 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.

Appliances and devices
All homes have an embedded induction stove-top 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 shared 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 housing company's shared geothermal heat system. 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. Each home has underfloor heating throughout the entire home. Each home has an air-source heat pump for cooling. Each home has a provision for a fireplace.

Telecommunications 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 28 parking spaces will be built for the housing company. Each home will have one carport parking space and one parking space in the yard. All of the homes' parking spaces will be equipped with a heating post. Carports will also be equipped with an EV charging point. The electric vehicle charging point has a power of 11 kW (3x16A), but the property's other electricity consumption may temporarily reduce the charging power. In addition, two yard parking spaces will be built on the plot and belong to Villa Vinge, which is situated on the plot.

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 30.11.2022
Kastelli-talot Oy / Easyin construction

easyinmyynti@kastelli.fi • easyin.fi • Tammiston Kauppatie 18 B (2nd floor), Vantaa

Joint ownership map

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

Your dream city home.”

Anna Tuomonen
Sales Manager
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anna.tuomonen@kastelli.fi