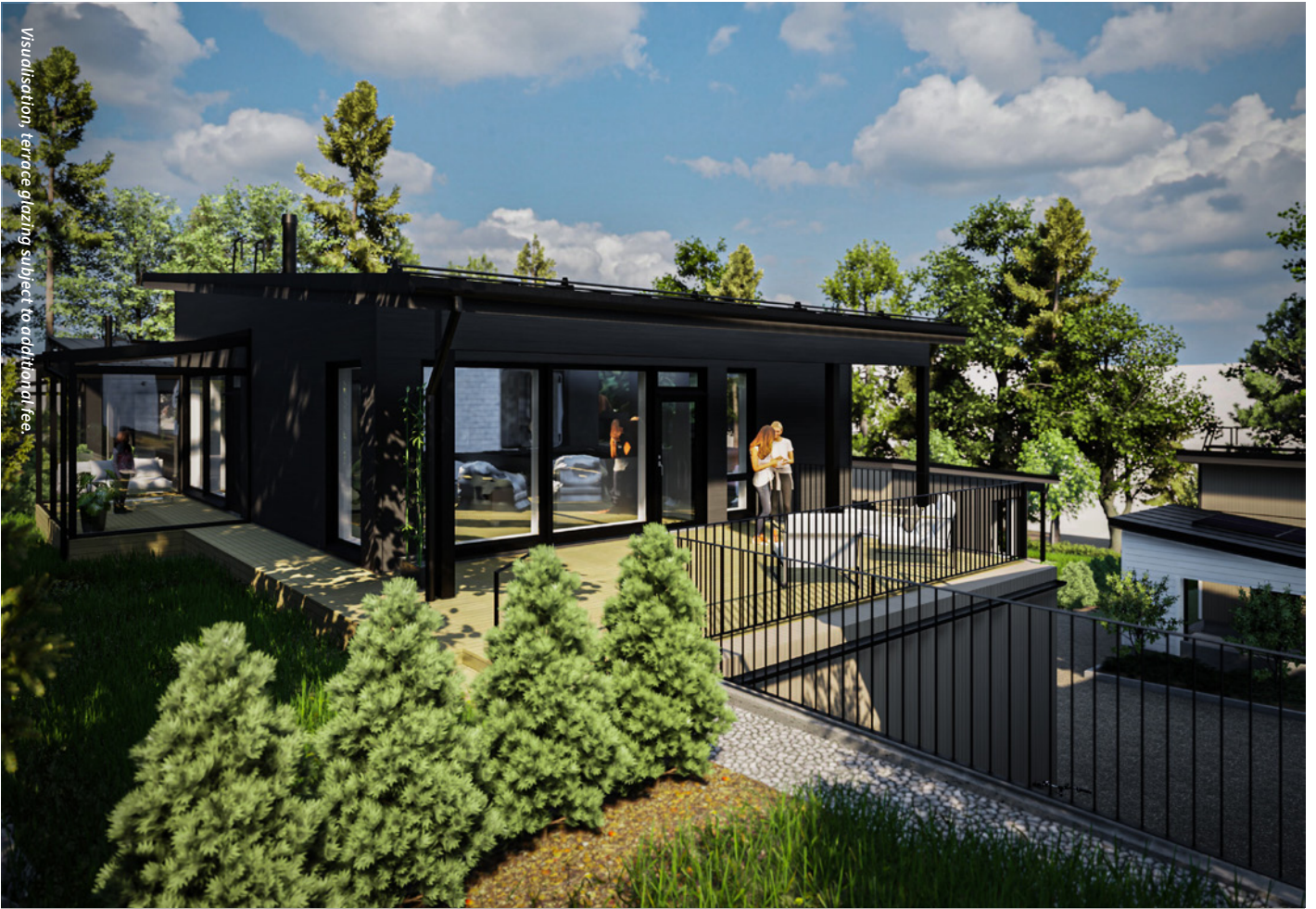


Visualisation, terrace glazing subject to additional fee.



Asunto Oy

Helsingin Merisara

Spacious and open detached houses
in the desirable area of Marjaniemi

easyin
by **KASTE**LLI

AS OY HELSINGIN MERISARA

A development containing five detached houses, As Oy Helsingin Merisara, is set to be built in the fantastic and desirable coastal area of Marjaniemi.

The single and two-storey homes will be built on a characterfully sloped plot in the verdant residential area. They will look captivating with their extensive square footage, open floor plans and large windows that open out towards fantastic nature views. The large windows and pleasant terraces will bring even more delightful space and airiness to the living spaces.

The Merisara homes can be adapted to a wide range of needs and life situations. The sauna, utility room, wardrobe and good-sized heated or semi-heated storage all provide everyday luxury. It is possible to order a cooling/heating air pump, atmospheric fireplace, and terrace glazing as additional work.

Each home comes with two parking spaces, one of which is a carport space in the immediate vicinity of the entrance, while the other is an uncovered parking space either next to the carport or near to the plot entrance road. The single-storey homes have a stylish atrium and a small garden at the entrance. The two-storey homes' large, partially covered terraces on top of the carports offer a great place to relax and enjoy the beautiful surrounding nature.

Address:	Oskarintie 8 00930 Helsinki
Property types:	5 detached homes
Homes:	5
Sizes:	125.5–138.5 m²
Parking spaces:	10
Plot:	Rent/redemption

Merisara is just a short distance away from the scenic shoreline and coastal archipelago scenery. Although the area is quiet, a wide range of everyday services are available nearby, and there are also transport connections to places further afield. There are plenty of maritime hobbies and other recreational activities in the area. And in Oscarinpuisto park, right next to Merisara, you can play tennis in the summer.





A HIGH-QUALITY EASYIN HOME FROM KASTELLI

When you choose an Asunto Oy Helsingin Merisara Easyin home, you're partnering with a market leader known for its reliability and quality¹. 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).

STYLISH AND SPACIOUS HOMES ON A QUIET SLOPED PLOT

As Oy Helsingin Merisara was designed by SAFA architect Janne Jylkäs. The detached homes combine modern streamlining and soft wood tones to fit in well with the area's detached, semi-detached and terraced properties. The harmonious colour scheme of the homes' facades features dark and light wood tones with warm accents to create a stylish appearance on the impressive sloped plot. The concrete wall surfaces meanwhile add just the right touch of edge and character to the buildings.

The homes boast plenty of space, and the airiness and spaciousness are present throughout. Large window surfaces invite the surrounding nature indoors and incorporate it into the open-plan space formed by the kitchen, dining room and living room. All of the kitchens feature high-quality Puustelli furniture, a spacious kitchen island, an embedded induction stovetop, other embedded kitchen appliances, and an active charcoal extractor fan.

The homes have plenty of storage space, with a spacious utility room close to the bathroom to make everyday life easier. Each home comes with two parking spaces, one of which is covered. The single-storey homes have solar panels on the roofs of the carport and outdoor storage.



Janne Jylkäs
SAFA architect
Jylkäs Arkkitehdit Oy

”

I'm particularly pleased with the functional floor plans of the homes, which really bring the living space to the fore. Slightly higher ceilings and large windows with views of the beautiful environment in several directions all add to the pleasant feel. The adaptable spaces provide plenty of possibilities to meet the needs of various occupants. There is enough space for a home office or, for example, a more relaxed living room.

The location in the desirable area of Marjaniemi made this site very interesting to design, in a positive way. The surrounding building stock is varied and provided good opportunities to implement a stylish development. The buildings' colour scheme and sloped roofs give them a sense of sophistication.”



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



Blissful living by the sea in the verdant and desirable area of Marjaniemi

Asunto Oy Helsingin Merisara is just a few hundred metres away from the shore in maritime Marjaniemi. Originally founded as a summer villa area in the early 20th century, Marjaniemi is still a characterful and green residential area mostly populated by single-family houses. Its exceptionally beautiful and scenic landscapes have also been captured in several Suomi-Filmi movies. Nowadays the desirable area is known for its gorgeous green space and proximity to the sea, plus its distinguished and primarily two-storey buildings.

As a residential area, Marjaniemi is peaceful and pleasant. The majority of its residents are families with children, and there are plenty of club and association activities for all interests.





RECREATIONAL ACTIVITIES BY THE SEA

A beautiful beachside boulevard follows the shoreline of Marjaniemi. It is a fantastic route for walking or cycling through Roihuvuori to Herttoniemi or via Vartiokylänlahti to the nature conservation area in Sipoo. Marjaniemi is a dream come true for those who enjoy sailing, yachting and rowing, and swimmers will love the nearby beach.

WELLBEING FROM SURROUNDING NATURE

Tucked away above the street in a beautiful slope location, the Merisara homes face west, south, and towards the street in the east. There is a lovely park area on the other side of the street. Here it's easy to enjoy nature and spend time outdoors amid everyday life, as there are plenty of parks, green space, playparks and beautiful outdoor trails.

A WIDE RANGE OF SERVICES CLOSE BY

Although Marjaniemi is an idyllic and peaceful area, there are a wide range of different services and activities for the whole family nearby. The closest shopping centre is just over a kilometre away, and you can travel further on the metro. Buses also conveniently run from Marjaniemi.



AS OY HELSINGIN MERISARA

Oskarintie 8
00930 Helsinki



Buses

Bus stops 500 m and 600 m
Routes: 82, 82B, 94N, 95N, 98 and 802



Metro and train

Itäkeskus metro station 1.3 km
Siilitie metro station 2.6 km



Shops

K-Market Roihuvuori 1.3 km
K-Citymarket Helsinki Easton 1.3 km
Itis 1.4 km
S-Market Itäkeskus 1.4 km
Lidl Itäkeskus 1.4 km



Healthcare

Myllypuro health centre 3.3 km
Laajasalo health centre 3.6 km
Herttoniemi hospital 3.2 km



Fitness and wellbeing

Marjaniemi swimming beach 400 m
Marjaniemi allotments 1 km
Roihuvuori outdoor gym 1.7 km
Smash Center 1.7 km
Itäkeskuksen uimahalli swimming pool 1.8 km
Myllypuron jäähalli ice rink 1.8 km
Pallomylly 2.5 km



Day-care centres

Päiväkoti Vaapukka 750 m
Ryhmäperhepäiväkoti Untuvainen 1.2 km
Päiväkoti Strömsinlahti 1.3 km



Schools

Roihuvuoren ala-asteen koulu 750 m
Itäkeskuksen peruskoulu 1.9 km
Porolahden peruskoulun ala-aste 2 km
Puotilan ala-aste 2.2 km



Libraries

Itäkeskus library 1.6 km
Roihuvuori library 2 km



MARJANIEMI ALLOTMENTS

The charming Marjaniemi allotments are part of the city's park space and is located just a kilometre away from Merisara's homes. Built in the 1940s, the Marjaniemi allotment garden boasts 320 allotments over 18 hectares of idyllic land. Marjaniemen siirtolapuutarhayhdistys ry, more commonly known as Marjis, manages the area and rents allotments to its members. Marjis organises events that are open to the public, from family-friendly midsummer events to harvest festivals. The allotment gates and paths are open from morning to evening during the summer.





MARJANIEMI SWIMMING BEACH

Located in a beautiful green area, the Marjaniemi swimming beach offers great fun for people of all ages who love the water. The sheltered and supervised swimming beach is shallow for a good distance, so it is also excellent for the younger members of the family. The rocks invite you for sunbathing on warm sunny days, while in winter, the beach offers the opportunity for ice swimming. You can obtain a key to the changing facilities by joining the swimming club. The beach has good WC, washing and changing facilities, along with a small kiosk. The Ruonasalmenpuisto and Puotila beaches are also close to Merisara.

SHOP ON YOUR WAY HOME

Just over a kilometre from Merisara is the Itis shopping centre with its services, activities and experiences for all tastes, from fashion shops to a cinema. There are almost 200 stores, cafés, restaurants and other services all under the same roof.



A WIDE RANGE OF RECREATIONAL ACTIVITIES BY THE SEA

Marjaniemi and the surrounding area boast a wide range of seaside recreational activities. There are several boating and sailing clubs in the area, plus one of Finland's biggest rowing clubs. Less than two kilometres from Merisara are the Puotila and Strömsinlahti marinas. There is an outdoor gym and a surfing school next to Puotila harbour.

PROPERTIES

The housing company has three two-storey detached homes and two single-storey detached homes, all with a sauna, utility room, wardrobe and two parking spaces, one of which is a carport and located next to each detached house. Every home has its own heated or semi-heated storage room.

2 homes: 4–5 rm + k + s + utility + wardrobe – 125.5 m² + stor 8.5 m² + tech

1 home: 4–5 rm + k + s + utility + wardrobe + office – 138.5 m² + stor 7.5 m² + tech

2 homes: 5–6 rm + k + s + utility + wardrobe – 138.5 m² + stor 7.5 m² + tech

A single-family home feel

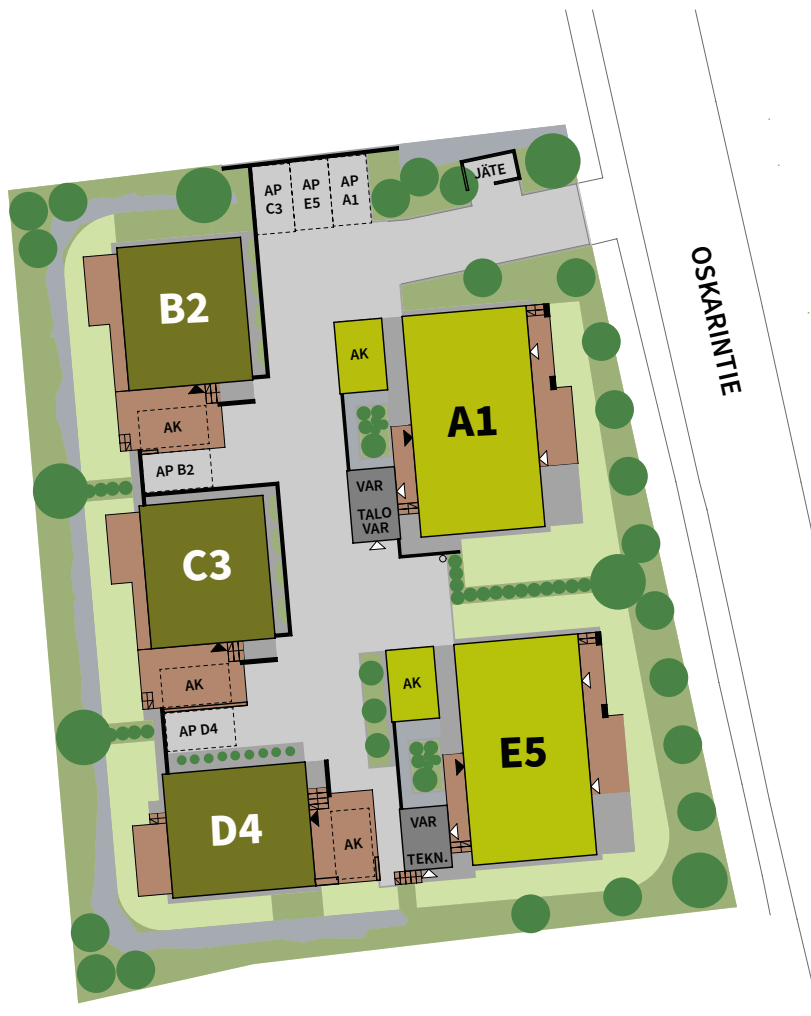
- Located in a beautiful, desirable location amid coastal scenery
- Functional, open and easy to furnish floor plans with slightly higher ceilings than usual
- Pleasant terraces with glazing provisions
- Two-storey homes have large terraces on top of carports
- Stylish greenery
- The privacy of a single-family home with the community and convenience of a housing company under your own roof

Everyday luxury

- Puustelli's high-quality kitchen and fitted furnishings
- Water-circulation underfloor heating throughout the entire home
- Property-specific exhaust-air heat pumps (EAHP) and the option to order a cooling/heating air pump (AHP)
- Flexible and adaptable spaces
- Provisions for a fireplace
- Plenty of storage space and own storage room
- Single-storey homes have solar panels on carport and outdoor storage roofs
- All homes have one carport space connected to the house and one uncovered parking space either in front of the property or at the edge of the plot • Possibility of electric vehicle charging point

ASUNTO OY HELSINGIN MERISARA

Oskarintie 8
00930 Helsinki



- 4-5 rm + k + s + utility + wardrobe – 125.5 m² + stor 8.5 m² + tech
- 4-5 rm + k + s + utility + wardrobe + office – 138.5 m² + stor 7.5 m² + tech
- 5-6 rm + k + s + utility + wardrobe – 138.5 m² + stor 7.5 m² + tech



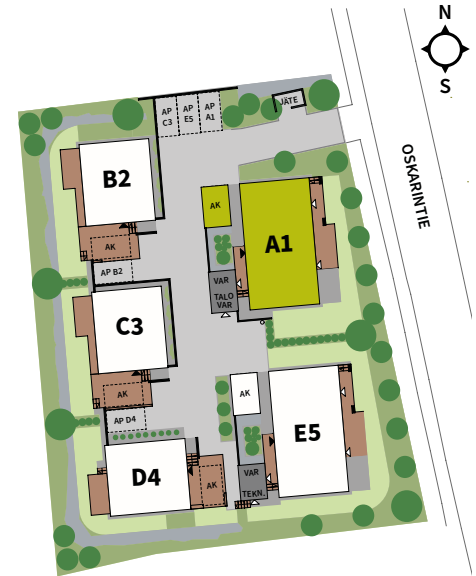
Artist's impression, may contain products subject to additional fees.



4–5 rm + k + s + utility + wardrobe – 125.5 m²
+ stor 8.5 m² + tech

Property A1

This single-storey property is located on the eastern side of the plot, and its pleasant terrace is east-facing towards the park on the other side of the street. The stylish atrium entrance leads from the small garden in the yard in to the home. The fantastic views through the large windows can be admired as soon as you step into the hallway.



The light and spacious kitchen, dining and living area is easy to furnish. There are several good-sized bedrooms, so there is space for a home office and a more laid-back living room. Access to the generous wardrobe and convenient utility room is directly from the hallway.

The property includes a semi-heated outdoor storage area and two parking spaces: a carport in front of the property and an uncovered parking space at the edge of the plot.

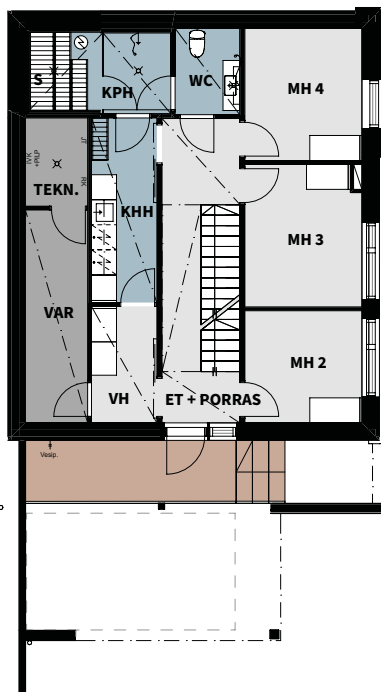
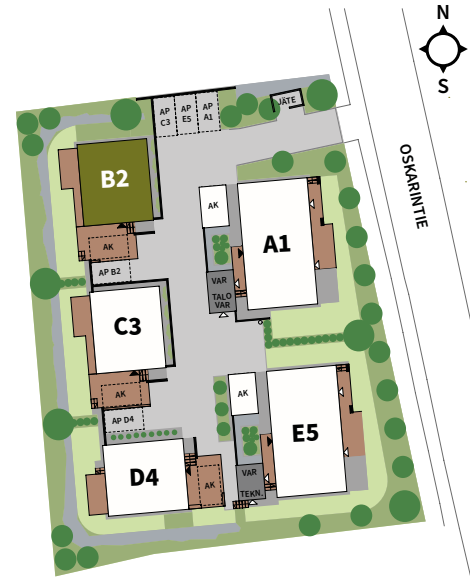
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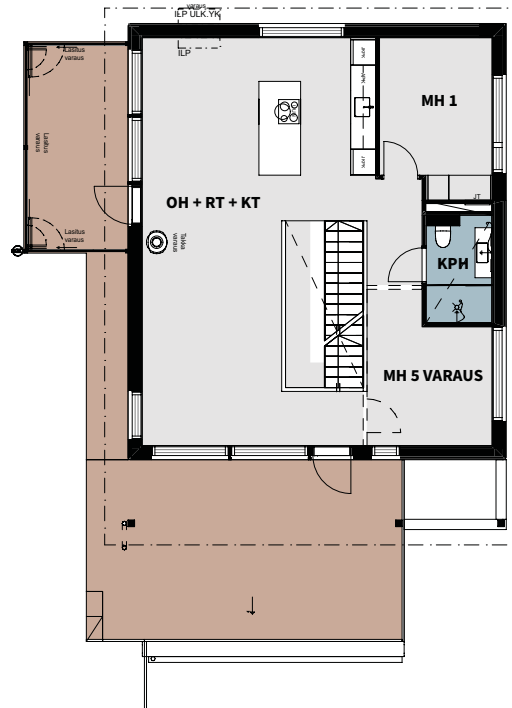
**5-6 rm + k + s + utility + wardrobe – 138.5 m²
+ stor 7.5 m² + tech**

Property B2

This two-storey home with its large terrace is located in the northwest corner of the plot. The gorgeously light and spacious kitchen, dining and living area opens out upstairs in three different directions with large windows. The open space encircles the stairs and the stairwell at the centre of the property has a beautiful skylight down to the lower floor. The master bedroom is located upstairs, and the others are downstairs. The sauna, bathroom, utility room and wardrobe are also located downstairs. Upstairs there is also a provision for another bedroom.



Downstairs



Upstairs

The property's own heated storage room is located on the ground floor near to the entrance. The property comes with a carport and an uncovered parking space, both located next to the property.

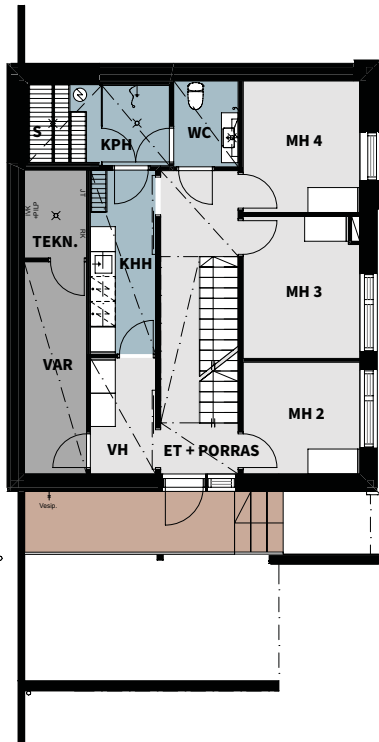
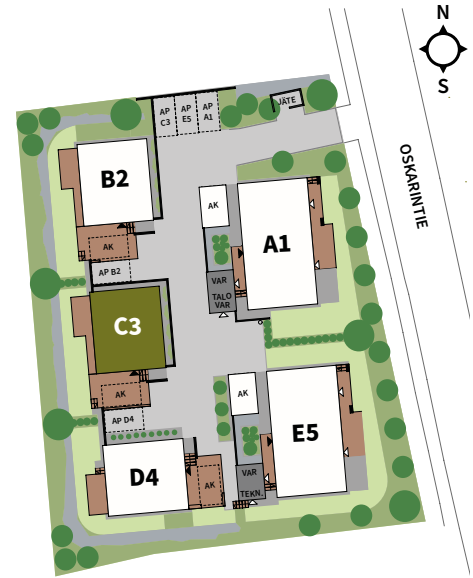
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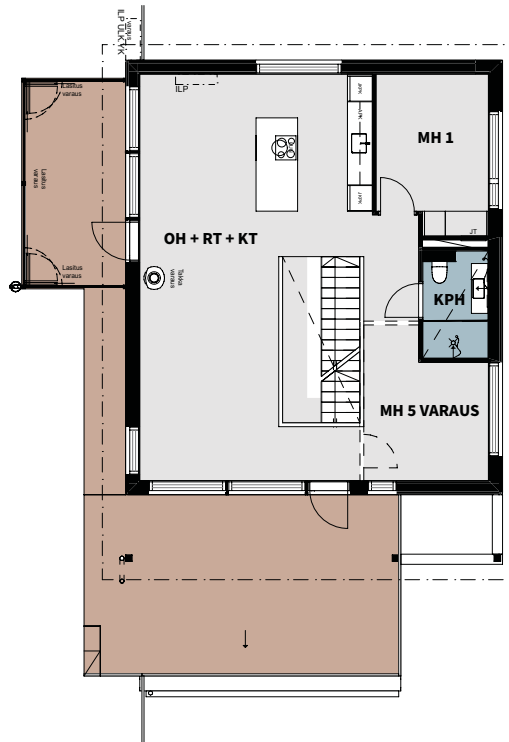
**5-6 rm + k + s + utility + wardrobe – 138.5 m²
+ stor 7.5 m² + tech**

Property C3

This two-storey home with its large terrace is located on the slope in the west of the plot. The gorgeously light and spacious kitchen, dining and living area opens out upstairs in three different directions with large windows. The open space encircles the stairs and the stairwell at the centre of the property has a beautiful skylight down to the lower floor. The master bedroom is located upstairs, and the others are downstairs. Upstairs there is also a provision for another bedroom.



Downstairs



Upstairs

The sauna, bathroom, utility room and wardrobe are also located downstairs.

The property's own heated storage room is on the ground floor. The property comes with two parking spaces: a carport next to the property and an uncovered parking space near to the plot entrance road.

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

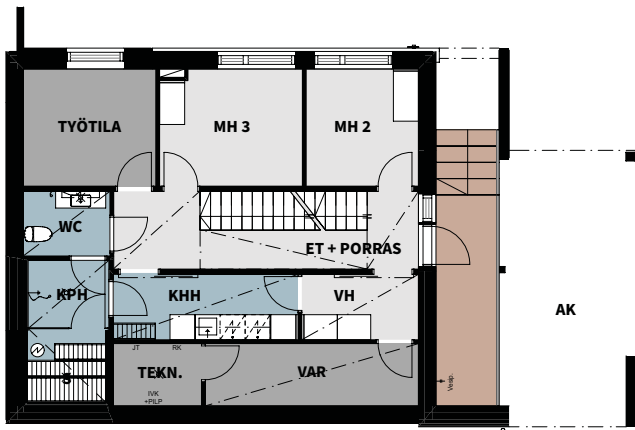
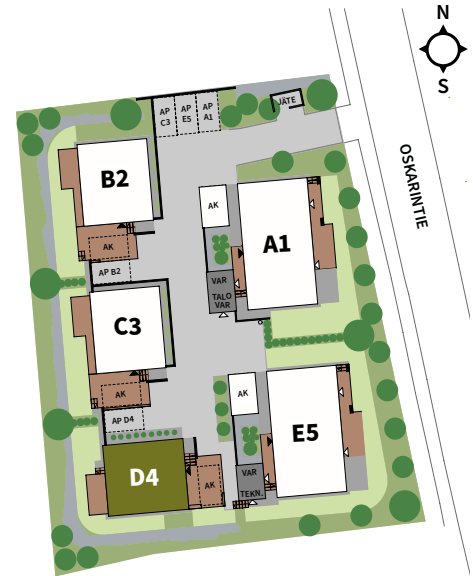


4–5 rm + k + s + utility + wardrobe + office
– 138.5 m² + stor 7.5 m² + tech

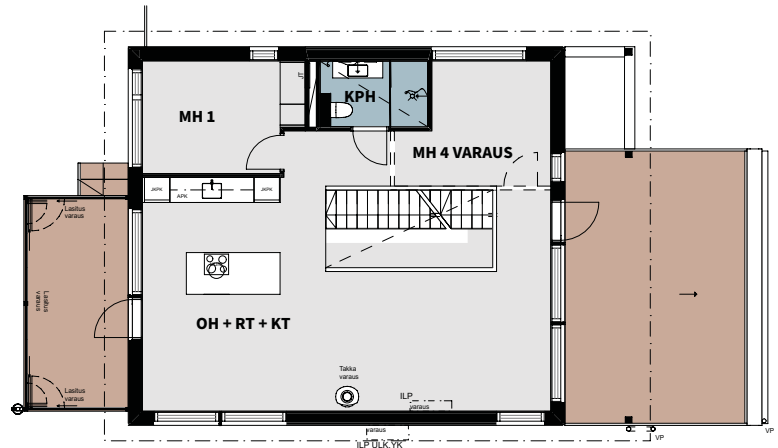
Property D4

This two-storey property is located on the slop in the southwest corner of the plot. The gorgeously light and spacious kitchen, dining and living area opens out upstairs in three different directions with large windows. The open space encircles the stairs and the stairwell at the centre of the property has a beautiful skylight down to the lower floor. The master bedroom is located upstairs, and the others are downstairs. Downstairs on the carport floor is an office, sauna, bathroom, utility room and wardrobe. Upstairs there is also a provision for another bedroom.

The property's own heated storage room is on the ground floor. The property comes with a carport and an uncovered parking space, both located next to the property.



Downstairs



Upstairs

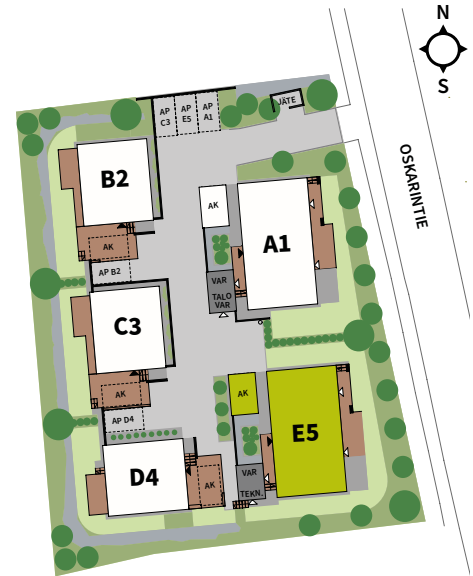
Artist's impression, may contain products subject to additional fees.



**4–5 rm + k + s + utility + wardrobe – 125.5 m²
+ stor 8.5 m² + tech**

Property E5

This single-storey property is located on the southeastern corner of the plot, and its pleasant terrace is east-facing towards the park on the other side of the street. The stylish atrium entrance leads from the small garden in the yard in to the home. The fantastic views through the large windows can be admired as soon as you step into the hallway.



The light and spacious kitchen, dining and living area is easy to furnish. There are several good-sized bedrooms, so there is space for a home office and a more laid-back living room. The spacious wardrobe and convenient utility room are located next to the hallway. The property includes a semi-heated outdoor storage area and two parking spaces: a carport in front of the property and an uncovered parking space close to the plot entrance road.

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.



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



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

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

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

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



HEADING SAFELY TOWARDS YOUR OWN HOME

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

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

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

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

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

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

We will carry out a moving-in inspection.

Your new home is ready; it's time to move in! **Welcome to your dream city home!**

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

CONSTRUCTION METHOD REPORT

Asunto Oy Helsingin Merisara

Neighbourhood:	45 Marjaniemi
Property IDN:	91-45-5-40 and 91-45-5-41
Plot surface areas:	1015 m ² and 1601 m ²
Properties:	5
Parking spaces:	5 parking spaces and 5 carport spaces
Address:	Oskarintie 8a and 8b, 00930 Helsinki
Plot ownership:	Rent/Redemption

General

The site consists of two single-storey detached houses and three two-story detached houses. Properties A1 and E5 have the property's technical facility connected to the residential building with a separate entrance. Additionally, properties A1 and E5 have a separate semi-heated outdoor storage area, which is connected to the housing company's semi-heated storage in property A1 and the housing company's technical facility in property E5.

In properties B2, C3 and D4, the properties' heated storage and technical facility are located on the ground floor. Property C3 also has an office on the ground floor.

Some of the spaces that serve residents of properties B2, C3 and D4 are located in the space considered to be the basement. Basement spaces are the total area which is calculated over the permitted construction right on the zoning plan.

Green areas, traffic areas and the waste management area 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 in properties B2, C3 and D4 will have concrete structures in accordance with structural plans.

Property stairs

Stairs in the two-storey properties will be factory-manufactured wooden stairs.

Facades

The surface material on exterior walls is mainly wooden panel cladding. In properties B2, C3 and D4, the surface of the facade on the ground floor is partly concrete.

Upper floor and roof

The load-bearing roof structure is a roof truss. The roofing on buildings is felt roofing.



Partition walls

Light partition walls are wooden-structured panelled partition walls. In properties B2, C3 and D4, the partition walls in the sauna and bathroom are partly stone-based partition wall panels or blocks. Bathroom walls will be waterproofed.

Windows

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

Doors

Interior 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.

Ceilings

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

Flooring

Kitchens, living rooms, bedrooms and wardrobes have laminate flooring. The halls, bathrooms, utility rooms, saunas, and WCs 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. The wall behind the basin in WCs is tiled. In kitchens, the space between cabinets and counters will be tiled. The sauna walls are wood-panelled. The wall between the bathroom and sauna is glass.

Furnishing

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 oven and microwave to be installed into the fixtures and fittings, a concealed dishwasher and refrigeration devices according to plans. All properties have an activated charcoal extractor fan. The utility rooms have provisions for a washing machine and tumble dryer in accordance with the furnishing plan. The saunas have a floor-standing electric sauna stove. It is possible to order a cooling/heating air pump and fireplace for the properties as additional work.

Yard

The plot's shared 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 order 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. Solar panels will be installed on top of the roofs of the carport and outdoor storage area in properties A1 and E5. 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 property-specific internet contracts. A fixed internet connection with basic speed comes as standard in the homes.

Other matters

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 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 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.

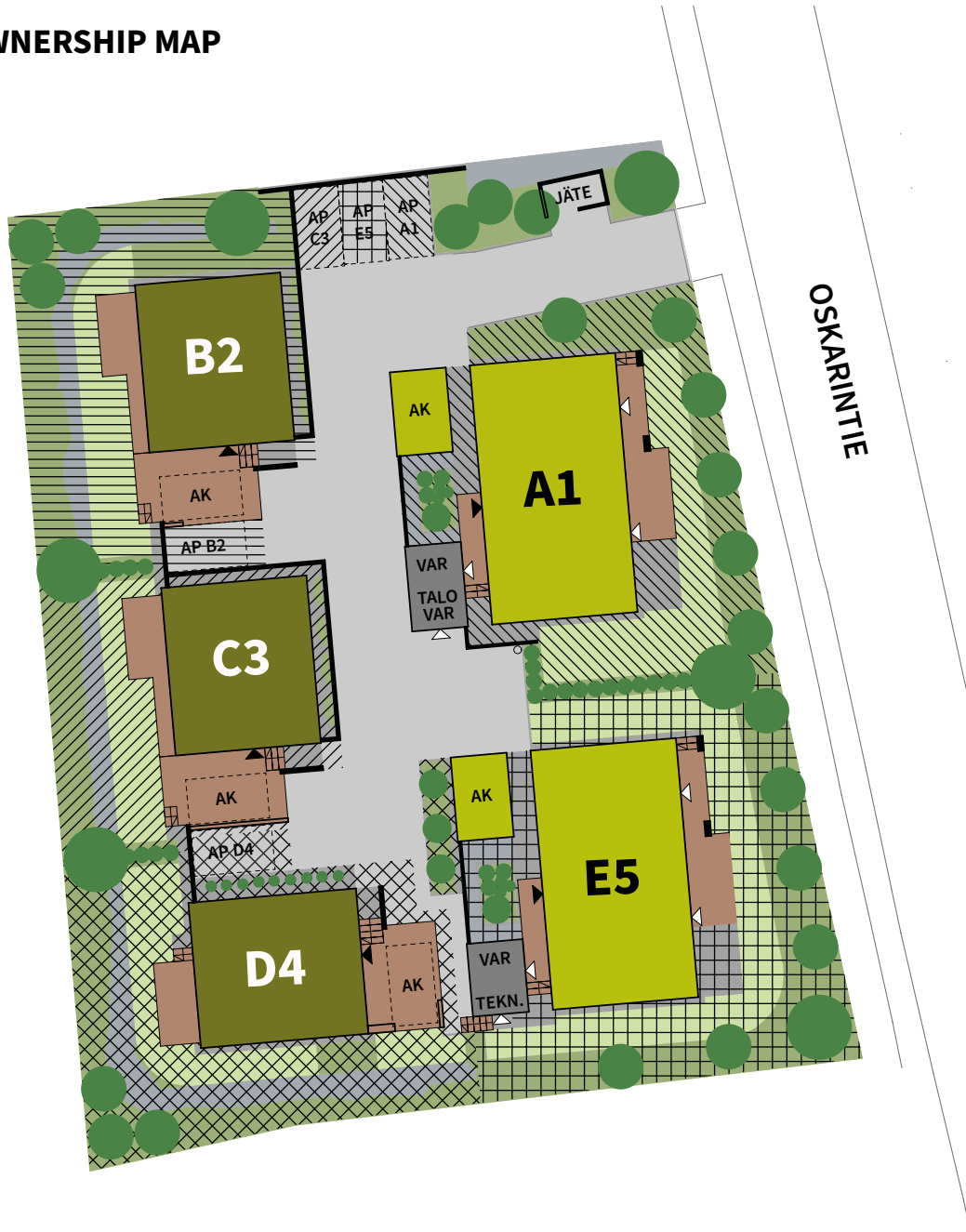
13.12.2023

Kastelli-talot Oy

Kastelli-talot Oy Easyin construction



JOINT OWNERSHIP MAP



”

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

YOUR DREAM CITY HOME.

CONTACT US!

Easyin sales

easyinmyynti@kastelli.fi

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