



Visualisation, terrace glazing subject to additional fee

Asunto Oy

Espoon Hietaneilikka

Attractive terraced houses amid park scenery
in the desirable Mankkaa area

easyin
by **KASTEELLI**

AS OY ESPOON HIETANEILIKKA

As Oy Espoon Hietaneilikka is our attractive site of eight terraced homes in the desirable single-family home area of Mankkaa. New homes are rarely constructed in Mankkaa, and especially not in such a fantastic location as this! These two-storey homes are set to be built on their own plot, served by excellent transport connections and everyday services, right next to a lush, green park. Admire the beautiful natural scenery from your new home, where living areas and private gardens with terraces open out towards the park.

Hietaneilikka's homes are suitable for a wide range of needs and living situations. Well-designed and open-plan layouts, a sauna, underfloor heating throughout, a private heated storage area, and a fun play area in the courtyard for the youngest members of the family all make everyday life more enjoyable. It is possible to order a cooling/heating air pump and terrace glazing as additional work. The site has ten parking spaces, which are sold separately.

The site is excellent for families with children: the nearest school and day-care centre are just across the school, and there are also others nearby. The area is home to several attractive parks, outdoor recreational areas, and play areas. Hietaneilikka's location is also great for everyday travel. The bus stop is quite literally next door, and it's easy to get to main roads, such as Turun moottoritie and the Ring roads.

Address:	Seilimäki 1 02180 Espoo
Properties:	1 set of terraced houses
Homes:	8
Sizes:	84–95 m²
Parking spaces:	10
Plot:	Owned

There are also plenty of local services to choose from. Tapiolan keskus, bustling with a wide range of services, shops, and culture, is just a couple of kilometres away. Sports and exercise enthusiasts will appreciate what Hietaneilikka has to offer, from golf to football and from tennis to ice hockey. Tapiola Sports Park, Espoon Metro Areena and the Esport arena, as well as the Olari skate park, are all a short distance away. There are also several sets of fitness steps in Mankkaa.





Arkt's impression
Arktin tuotteet ovat lisäarvoa.

A HIGH-QUALITY EASYIN HOME FROM KASTEELLI

When you choose an Asunto Oy Espoon Hietaneilikka 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).

ATTRACTIVE TERRACED HOMES NESTLED AMID PARK SCENERY

As Oy Espoon Hietaneilikka was designed by SAFA architect Janne Jylkäs. The black window frames add a dash of contrast to the light wood and white facade of the terraced houses. Entrances are framed with wooden vertical battening to provide an idyllic feel. The same battening continues around the garden terraces. Wooden battening provides privacy, but it also allows natural light to flow gently through. One of the end houses' own garden opens out to the southwest and northwest, while other houses' gardens and terraces are west-facing.

Admire views from the large windows out over the green park area to the southwest, bordering Hietaneilikka's yards. The light homes have a well-designed layout with open-plan living areas that provide space, peace, and quiet for the whole family. The open-plan kitchen, dining and living area is spacious and easy to furnish. The kitchens in the houses at either end of the terrace have good-sized kitchen islands, while the other houses have L-shaped kitchens. The upstairs bedrooms have spacious wardrobes and some have attractive French windows. The high-quality surface materials dot the i stylishly on these luxurious everyday homes.



Janne Jylkäs
SAFA architect Jylkäs
Arkkitehdit Oy

”

You could call Hietaneilikka a nature site for good reason – the large windows in the living area drink in the beautiful views over the adjacent park area and incorporate them into the home. The nature surrounding the plot offers residents plenty of privacy, peace, and quiet, as there is no line of sight from the living areas and gardens to neighbouring houses.

One interesting and characterful detail about the Hietaneilikka homes is the street-facing pitched roof on the buildings, which provide a nice rhythm to the streetscape. The shape of the roof is also visible in the interior, and the part-pitched roof adds atmosphere to the street-facing bedrooms.”



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



Enjoyable everyday life in a quiet area close to local services and experiences

Asunto Oy Espoon Hietaneilikka is located in the popular and desirable area of Mankkaa, which is dominated by single-family homes. The area is particularly popular among families with children due to the peace and quiet, good transport connections, and abundance of everyday services. Right next to Hietaneilikka, on the other side of the road, are a school and a day-care centre, with several other schools and day-care centres nearby. The proximity to Kauniainen and Tapiola only add to the wide range of services, recreational activities, and cultural offerings.





CONVIENENT TRANSPORT CONNECTIONS IN ALL DIRECTIONS

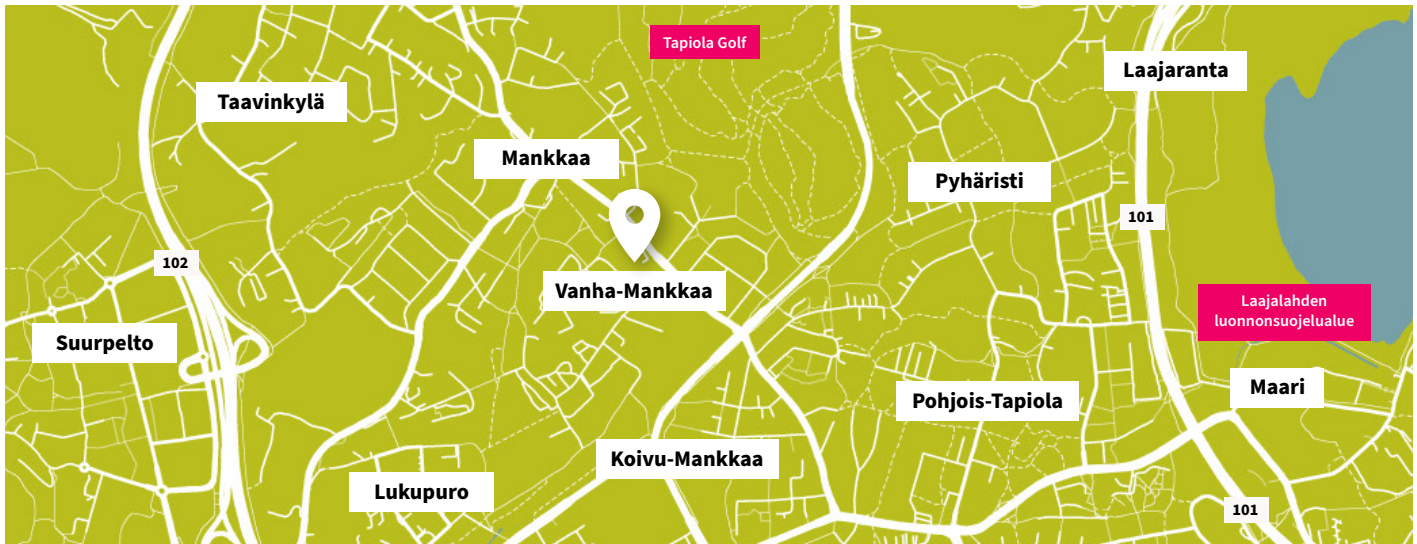
It's easy to travel from Mankkaa, whether you're using your own car or public transport. You can drive to Turunväylä or the Ring roads in the blink of an eye. There are frequent buses to Helsinki and larger neighbourhoods in Espoo, such as Leppävaara and Tapiola. The closest bus stop is literally right next to Hietaneilikka.

POP IN TO SHOPS AND SERVICES ON YOUR WAY HOME

Hietaneilikka is just half a kilometre away from the nearest supermarket, and there are more shops and services a kilometre away; from grocery shops to pet shops and from dance schools to yoga studios. There are plenty of other services within a radius of a few kilometres, such as supermarkets, a pharmacy, a children's health clinic, a shoemaker, and a sewing shop.

LUSH SCENERY PACKED WITH NEARBY NATURE

Hietaneilikka is surrounded by exceptionally verdant nature; there are parks, forests, gardens, nature trails, and outdoor terrain in all directions! You'll also find a disc golf course, a riding school, several dog parks, and plenty of play parks and areas for children within a radius of just a few kilometres.



ASUNTO OY ESPOON HIETANEILIKKA

Seilimäki 1
02180 Espoo



Buses

Stops 50 m and 140 m
Bus routes: 114, 114N, 548, 549



Metro and train

Urheilupuisto metro station 2.3 km
Tapiola metro station 2.8 km



Shops

Alepa Mankkaa 450 m
Lidl Mankkaa 550 m
K-supermarket Suuris 2.3 km
Ainoa shopping centre 2.9 km



Health

Tapiola health centre 2.1 km
Piispanportti health centre 4.7 km
Matinkatu health centre 4.9 km



Fitness and wellbeing

Tapiola Golf 1.2 km
Tapiola Sports Hall 1.8 km
Tapiolan uimahalli swimming centre 2.7 km
Olari gym 3.8 km
Olari indoor swimming pool 3.8 km
Elixia Iso Omena 5.1 km



Day-care centres

Purolan päiväkoti 350 m
Mankkaan päiväkoti 500 m
Seilimäen päiväkoti 900 m
Koivumankkaan päiväkoti 1.3 km



Schools

Mankkaanpuron koulu 160 m
Mankkaan koulu 350 m



Libraries

Suurpellon kirjasto 2.8 km
Laaksolahden kirjasto 2.9 km



LAAJALAHTI NATURE RESERVE AND ITS ENVIRONMENT

Less than three kilometres from Hietaneilikka is the Laajalahti nature reserve, one of the best birdwatching sites in the capital region. The reserve is home to two birdwatching towers, which offer fantastic views of the scenery. The marked trails are great for spending time outdoors all year round. At the centre of the reserve is the beautiful art nouveau Villa Elfvik, where you can learn more about the biodiversity in Espoo. Close to the Villa are the Elfvik quarry lands, old remains of a granite quarry that nature has slowly taken over. The views are great! The Laajalahti winter swimming area and a boat harbour are also right next to the nature reserve.





TAPIOLA GOLF

Tapiola Golf is an 18-hole golf course built in 2013. It is one of Finland's most popular golf centres. The par 72 course has plenty of undulation and is in top condition. Training and coaching is offered by a golf school named after PGA Pro Mika Piltz, one of Finland's most successful golfing professionals. The centre has great practice areas, a sauna, club areas, and a shop, as well as many other services and events for golf enthusiasts of all skill levels.

EMMA

Cycling just a few minutes from Hietaneilikka will bring you to Espoo's modern art museum EMMA, which offers plenty of surprises for the whole family to admire and explore. The wide range of exhibitions and numerous events, including art workshops, attract visitors of all ages. There is free admission for children under the age of 18, and each year the museum hosts events specifically aimed at families with children, such as the Lasten museofestari festival and Espoo Day.



ESPOO METRO AREENA

Located right next to the modern art museum, Espoo Metro Arena offers a different kind of culture. The modern and multipurpose arena hosts events of all kinds: concerts, galas, hockey matches, and other sports events are held regularly. It is also the home of Finland's national basketball team and the Kiekko-Espoo club, which plays in the Finnish Ice Hockey Association's Mestis league. The arena is located in Tapiola Sports Park, which offers all kinds of sports and exercise activities, from basketball to gym workouts and from tennis to floorball. The adjacent Esport Center has fantastic tennis, badminton and squash courts.



PROPERTIES

The housing company has a total of eight two-storey terraced houses, each with its own garden and terrace, sauna, and heated storage area. The site has ten parking spaces, which are sold separately. The plot yard contains a shared bicycle storage shed and a small, cosy, play area. Hietaneilikka owns the plot.

6 homes: 4rm + k + s + stor – 84 m²

2 homes: 4rm + k + s + stor – 95 m²

A single-family home feel

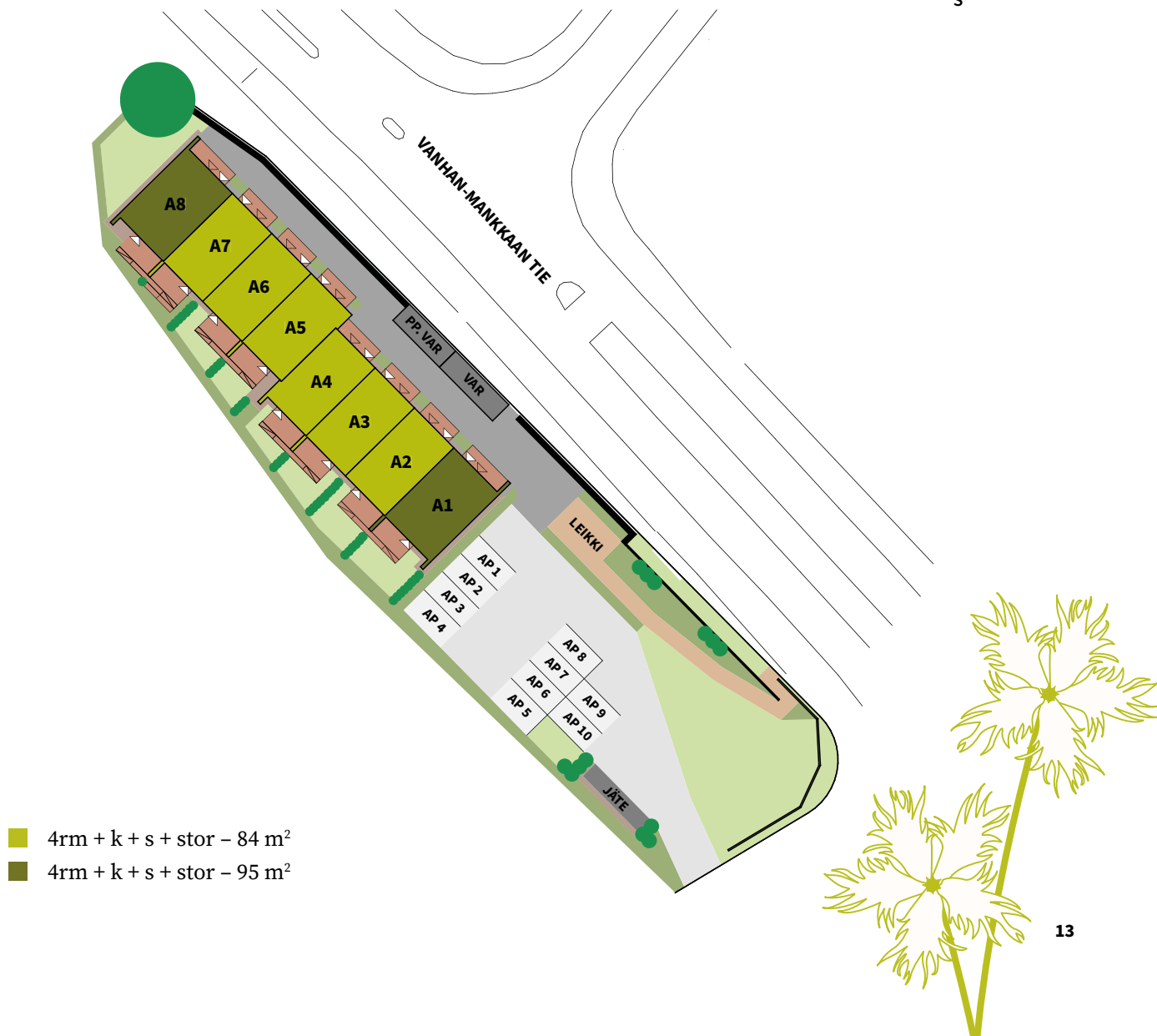
- Open, functional, and easy-to-furnish floor plans
- Living areas boast lovely green views over the adjacent park
- Part-pitched roofs add atmosphere to the street-facing bedrooms
- Each home has its own lovely garden and terrace with provisions for glazing
- Light wooden battening provides privacy at entrances and some outdoor terraces
- Beautiful green and attractive plants
 - The privacy of a single-family home with the community and convenience of a housing company all under your own roof

Everyday luxury

- Puustelli's high-quality kitchen and fitted furnishings, quartz countertops, concealed appliances, and an integrated microwave ready-installed
- Underfloor heating throughout the entire home
- Provisions for a cooling/heating air pump
- Plenty of storage space and each home has its own heated storage area
- Desirable location in a single-family home area
- Many services are next door: there is a school and a day-care centre across the road, and a bus stop right next to the plot

ASUNTO OY ESPOON HIETANEILIKKA

Seilimäki 1
02180 Espoo



- 4rm + k + s + stor - 84 m²
- 4rm + k + s + stor - 95 m²

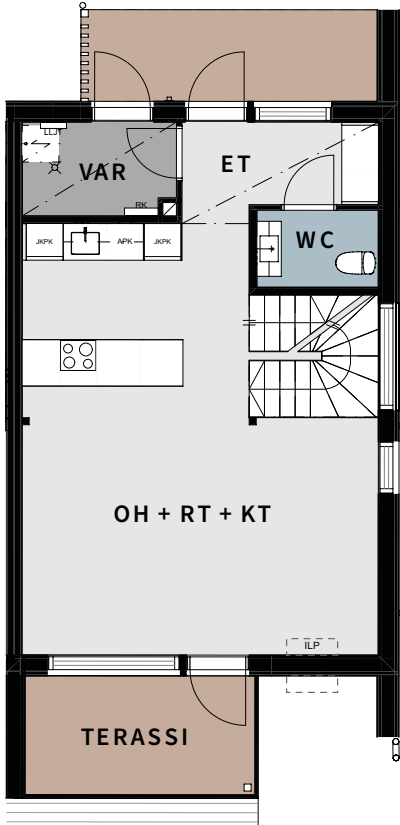
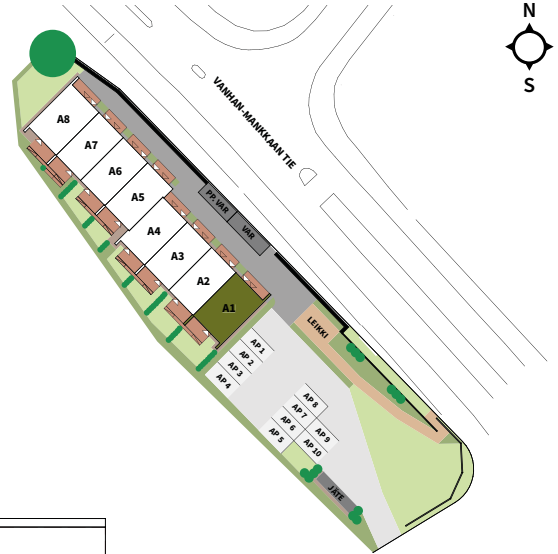
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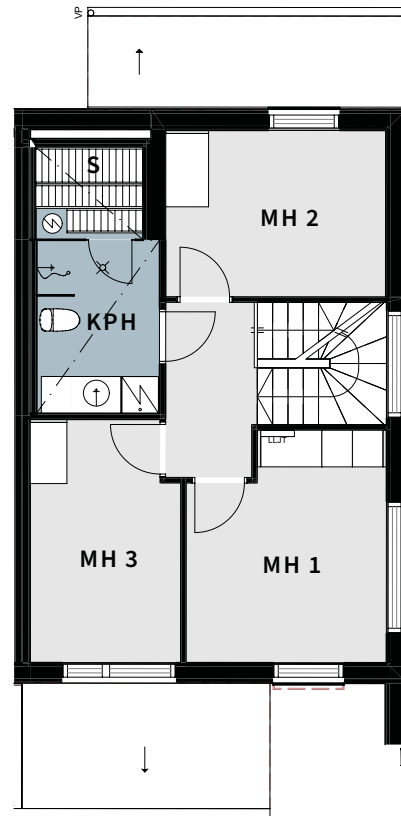
4rm + k + s + stor – 95 m²

Property A1

Property A1 is an end-terrace at the centre of the plot. There are fantastic views of the park even from the property hallway. The large kitchen with kitchen island connects to the living and dining area to form a spacious, open-plan area that is easy to furnish. The upstairs bedrooms are a good size, and they all have cabinets. The sauna and bathroom are also upstairs. There is indoor access to the property's own heated storage area via the hallway and outdoor access next to the entrance.



Downstairs



Upstairs

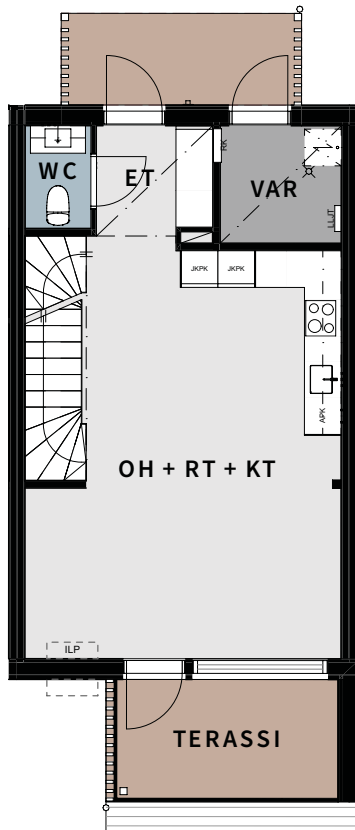
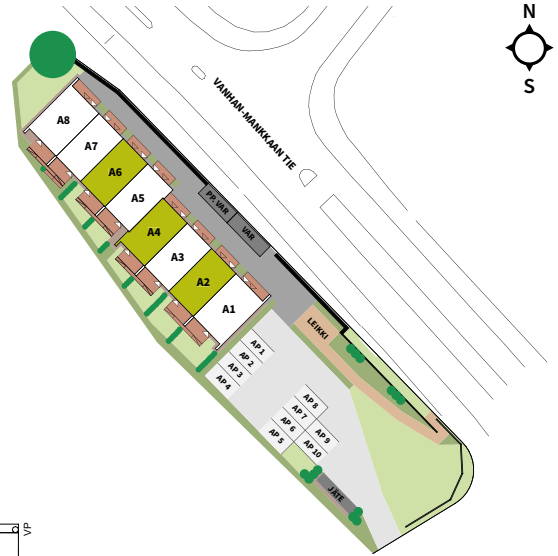
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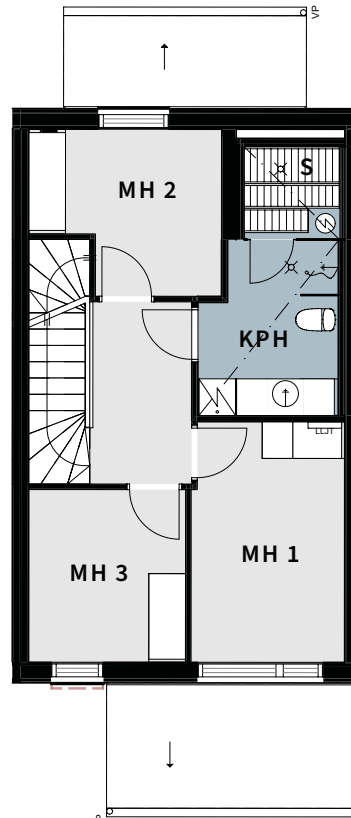
4rm + k + s + stor – 84 m²

Properties A2, A4 and A6

These properties have identical interiors. There are fantastic views of the park even from the property hallway. Downstairs is an open-plan L-shaped kitchen, living and dining area, which is easy to furnish. The upstairs bedrooms are a good size, and they all have wardrobes. The sauna and a large bathroom are also upstairs. There is outdoor access to the properties' own heated storage areas next to the entrance.



Downstairs



Upstairs

The entrances to properties A2 and A6 are framed on both sides with light wooden battening. The porch area at the front of property A4 is slightly longer than in other properties, and there is wooden battening at one end.

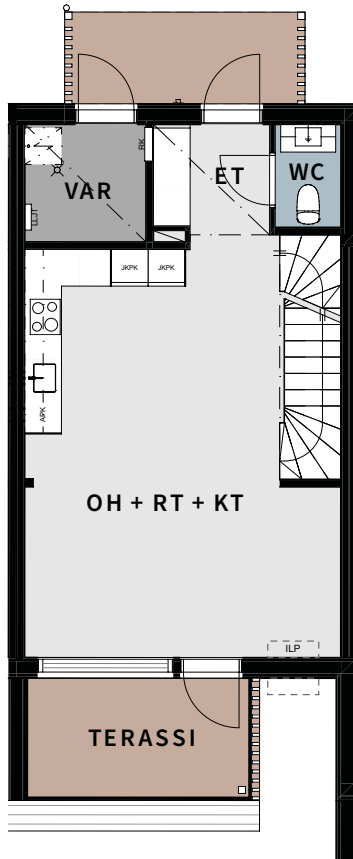
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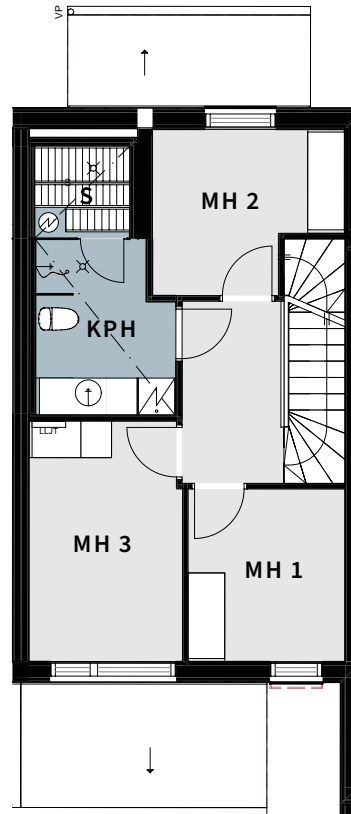
4rm + k + s + stor – 84 m²

Properties A3, A5 and A7

Properties A3, A5 and A7 have identical interiors and are mirror images of properties A2, A4, and A6. In properties A3 and A7, the area next to one edge of the rear terrace is open; in property A5, the neighbouring property's wall extends further and borders the garden



Downstairs

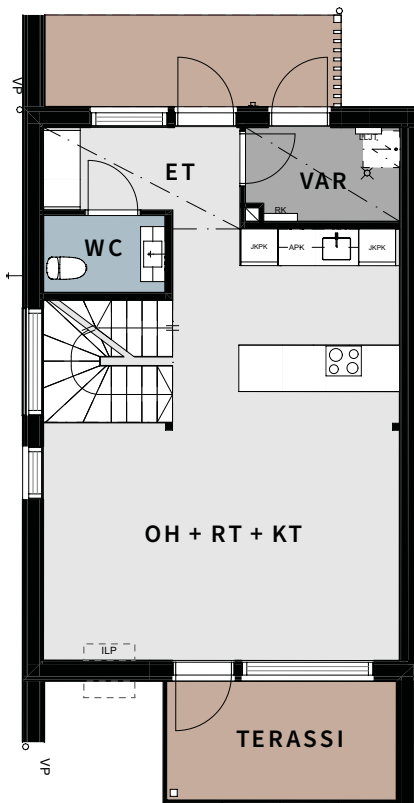
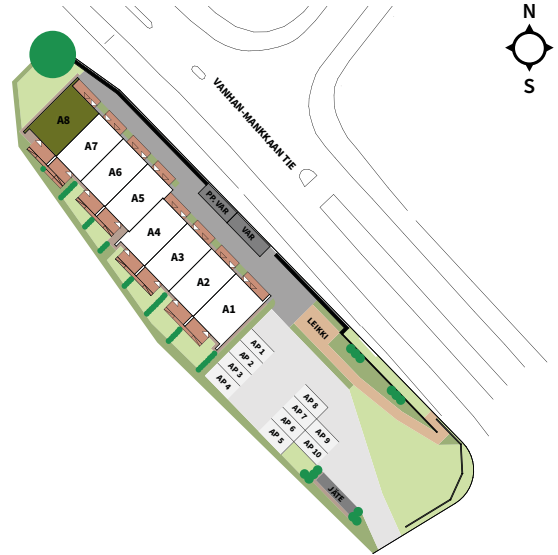


Upstairs

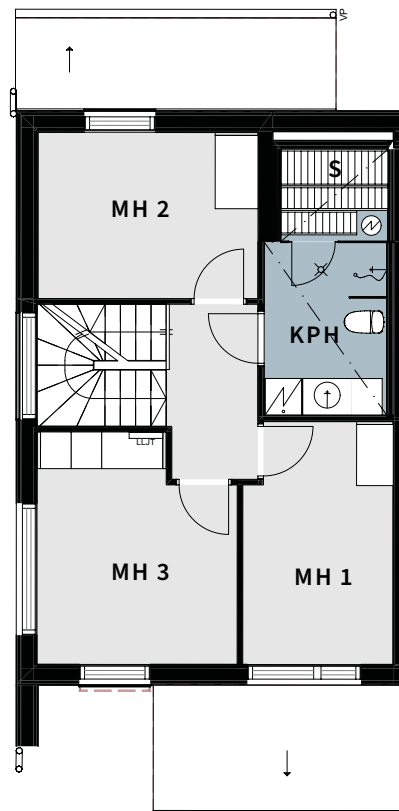
4rm + k + s + stor – 95 m²

Property A8

Property A8 is the mirror image of property A1. It is a quiet and peaceful end-terrace property at the north edge of the plot. The property's own southwest and west-facing garden is the largest on the plot.



Downstairs



Upstairs

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.

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 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/en/interior-design



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

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.



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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 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 Espoon Hietaneilikka

Neighbourhood:	26. Mankkaa
Block/plot:	26115/1
Plot surface area:	1945 m ²
Properties:	8
Parking spaces:	10
Address:	Seilimäki 1, 02180 Espoo
Plot ownership:	Owned

General

The site comprises eight terraced houses and yard building. All of the residential buildings have two storeys. The yard building contains a technical facility, the housing company's building storage, and a bicycle storage area. The plot has a waste management area and a play area.

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.

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 buildings' intermediate floor will have a wooden structure.

Property stairs

The homes' stairs are factory-manufactured wooden stairs.

Facades

The surface material on exterior walls is wooden cladding.

Roof and roofing

The load-bearing roof structure is a roof truss with thermal insulation. The roofing on the residential buildings is tin roofing; carports and the housing company buildings have 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

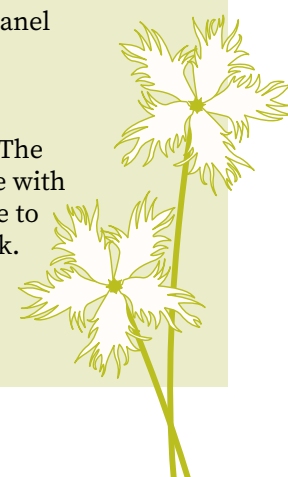
The windows open inwards or are fixed wood-aluminium windows. The exterior frame is made from aluminium and the inner frame is factory-painted wood. The windows are fitted with blinds, excl. high windows and fire windows.

Doors

The exterior doors to the properties are factory-made wooden-frame doors, partition doors are white factory-painted flush panel doors, and saunas have glass doors.

Terraces

The terraces have a wooden structure. The homes' terraces are built in accordance with floor and facade drawings. It is possible to order terrace glazing as additional work.



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 and utility rooms, the spaces between kitchen cabinets will be tiled if they feature a sink. 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 bathroom basins and basins in WCs, and a bathroom cabinet or chest of drawers are planned for underneath the basins based on the furnishing plan.

Installations

General lighting in the homes' bathrooms and utility rooms, saunas, hallways, WCs and stairwells is provided through fixed lights in accordance with the lighting list. Bathrooms and WCs have towel hooks and toilet paper holders. The bathrooms also have shower walls in accordance with the floor plans. The windows in the living room and bedrooms have curtain rails.

Flooring

The kitchens, living rooms and bedrooms have parquet flooring. Hallways, bathrooms, utility rooms, WCs, saunas and storage areas have tiled floors.

Appliances and devices

All homes have an embedded induction stovetop, a separate built-in oven, a concealed dishwasher, and concealed refrigeration device(s) according to plans. Utility rooms or bathrooms have space provisions for washing machines and tumble dryers. Saunas have an electric sauna stove. The homes have provisions for cooling air source heat pumps.

Yard

The plot's 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 residential buildings will be connected to the district heating network. The buildings have mechanical supply and exhaust ventilation using a heat recovery unit. The housing company has fitted home-specific meters for cold and hot water. Each home has underfloor heating throughout the entire home. The storage spaces connected to the properties are heated.

Telecommunications technology

The housing company will obtain a property-specific cable television system and housing company broadband with optical fibre, which will allow for property-specific internet contracts. A fixed internet connection with basic speed comes as standard in the homes.

Parking spaces

Ten parking spaces equipped with heating posts as standard will be constructed at the site and sold separately. It is possible to order an electric vehicle charging point and installation for parking spaces as additional work.

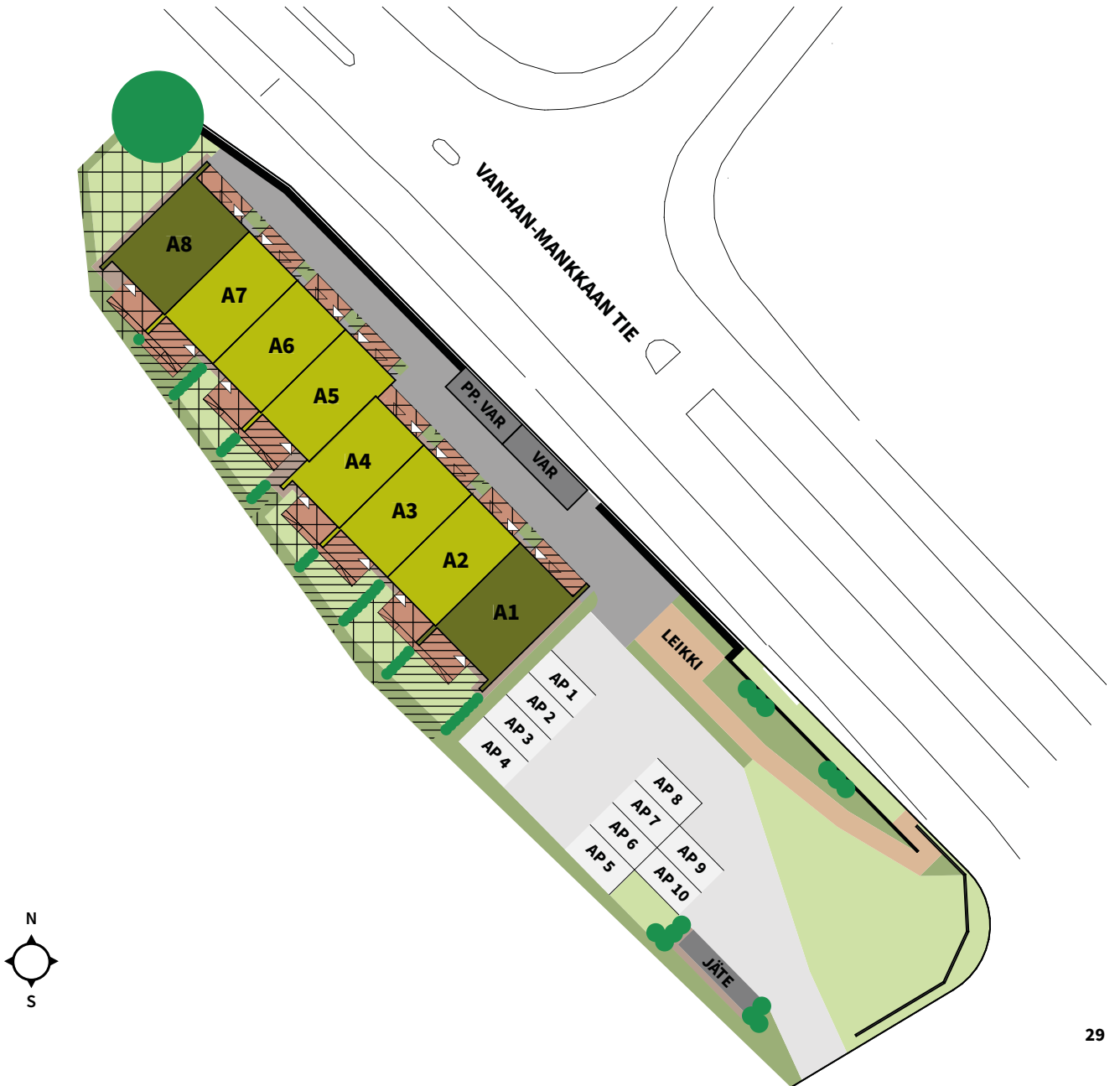
Other

The content and terms of the sale will be further specified in the final sale documents. The property-specific floor plan and other plans in the appendix to the deed of sale will be used as final plans. 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. The domestic appliance markings may change during construction due to the manufacturer. Any models that are subject to change will be replaced with a technically equivalent model.

In Vantaa, 8.3.2024
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!

Easyin sales

easyinmyynti@kastelli.fi

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