



Asunto Oy

Tampereen Violet

Carefree urban living in a lush courtyard environment in up-and-coming Linnainmaa

easyin
by **KASTE**LLI

AS OY TAMPEREEN VIOLET

A pleasant and carefree residential site with two sets of terraced houses encompassing 14 properties known as As Oy Tampereen Violet is set to be built in the traditional area of Linnainmaa, which is undergoing strong growth and modernisation. In these homes, you'll be able to enjoy laid-back living in a vibrant new environment close to nature.

The timeless properties have clean lines and sit beautifully against the landscape, suitable for a wide range of living situations. Each property has its own, spacious storage area with both cold and heated storage space for push chairs, bicycles, and other outdoor equipment. Colourful entrances add character and playfulness to the buildings, and the colour scheme, design idiom and materials all place priority on clarity and purpose.

Enjoy sunny days in your own verdant garden or on your very own terrace. A private garden gives a sense of peace and quiet, while the shared courtyard area with play areas brings a sense of community, even though you're just a stone's throw from the bustling city centre. Each property's own sauna adds a little dash of everyday luxury, whenever you need it the most.

Everything you need for a smooth everyday life can be found nearby, with downtown Tampere just a short journey away by car, on one of the frequent buses, or even by bike. And it's no problem if you work or play further away, as it's a piece of cake to get onto motorways from Linnainmaa.

Address:	Hipunkatu 3 33580 Tampere
Properties:	2 set of terraced houses
Homes:	14
Sizes:	70.5–92.5 m²
Parking spaces:	14
Plot:	Rent

In Linnainmaa, big supermarkets are conveniently close by, and a day-care centre and school are within walking distance. There are plenty of sports and exercise opportunities in the area, from gyms to ice swimming. A health centre, children's health clinic and other everyday services are also easily accessible. Linnainmaa is undergoing rapid development, and Tampere's trams will soon reach the area.



A HIGH-QUALITY EASYIN HOME FROM KASTELLI

When you choose an Asunto Oy Tampereen Violet 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. ² Rakennustutkimus RTS Oy, Omakotirakentajatutkimus 2021/22 SV.

CLEAR AND PRACTICAL TWO-STOREY TERRACED HOMES IN A GROWING AND UP-AND-COMING AREA

As Oy Tampereen Violet was designed by Kastelli-talot Oy's designer Tarja Rouhiainen. The properties' cheerful and colourful entrances add a playful and expressive touch to the otherwise clean and sophisticated light facade. Wooden cladding on the exterior walls creates the a typical Tampere feel, which is characteristic for Linnainmaa. The timeless and stylish tiled roof adds a dash of tradition while muting noise from outside. The yard is edged with bushes and is a rare find so close to a large city centre. Generous storage areas with both cold and heated spaces are perfect for storing push chairs, bicycles, and outdoor equipment.

Clarity and practicality were also the driving force behind the design of the residential areas. There is a kitchen, dining area and living room on the ground floor for families to spend time together, while upstairs the bedrooms provide an opportunity for peace and quiet. The homes' open terraces are either south- or west-facing, so that you can make the most out of sunny days and light evenings. A large window in the living room draws light into the property. The opportunity to procure an air-source heat pump guarantees that the indoor temperature is always optimal.



Tarja Rouhiainen
Designer
Kastelli-talot Oy

”

Violet is a site where classic meets modern practicality and where nearby nature meets the urban environment and modernisation. The large window and glass-paned door in the living room invite light and greenery inside in a creative and cosy way. The yard is pleasant and lined with bushes to offer privacy. The communal area and play area encourage the sense of community that is typical of the area.

Today's standard materials are a reliable and practical option, and are suitable for any living situation or lifestyle. Violet is all about easy living – after all, that's one of the pillars of a carefree everyday life.”





Smooth and laid-back everyday life in a traditional residential area among developing services and natural landscapes

As Oy Tampereen Violet is located in Linnainmaa, which is one of Tampere's most up-and-coming areas. There are a wide range of local services, and the nearby Koilliskeskus service hub boasts large supermarkets, gyms, city health services, a library, and even youth services.

A school and several day-care centres are close by, which makes life significantly easier for families with children. Linnainmaa koulu offers pupils the chance to study with a focus on music from third to ninth grade. The school also has local special classes and preschool groups. In the evenings, the school halls host recreational activities organised by the city's sports and exercise department, and the school premises can also be hired for private functions.

There are lots of sports and exercise opportunities in the area, from fitness paths and stairs to basketball and padel courts. The varied natural landscapes in the area have been well-preserved despite construction.





SMOOTH CONNECTIONS TO CITY SERVICES

Tampere is known for its attraction, and from Linnainmaa, it's all just a stone's throw away! It's easy to attend sports and cultural events, dine out at restaurants, and simply go downtown from Linnainmaa. Good bus connections and a motorway take you to the city centre in a flash, and in the near future, you'll be able to travel by tram.

EVERYTHING YOU NEED FOR A CAREFREE EVERYDAY LIFE

Everyday life is smooth and easy in Linnainmaa, as you can take care of everything you need without hassle. There are plenty of grocery stores to choose from, you can exercise indoors or outdoors, spend time at the library, or visit the health centre if you need to. In the next few years, the range of services will expand even further.

STRONG MODERNISATION ON TRADITIONAL TERMS

The city's project plan allows for the extension of the tram line to Linnainmaa between 2025–2028, and there are also plans for a potential swimming hall. The neighbourhood is growing and developing, with new services added all the time. Most of the area's attraction comes from its down-to-earth charm, its fantastic outdoor terrain and beautiful natural scenery.



ASUNTO OY TAMPEREEN VIOLET

Hipunkatu 3
33580 Tampere



Buses

Bus stops: 300 m, 350 m, 1 km
Bus routes: 7, 7Y, 17, 37, 381



Train

Tampere railway station 6.7 km



Shops

K-Citymarket Tampere Linnainmaa 1.4 km
Prisma Linnainmaa 1.4 km
Lidl 1.8 km
Sale Leinola 2.2 km
S-Market Kaukajärvi 2.6 km



Health

Linnainmaa pharmacy 1.4 km
Apteekki Koilliskeskus 1.4 km



Fitness and wellbeing

Perheliikuntakeskus Hippa sports centre 1.3km
Pirkanmaan Golf 3.4 km
Liikuntakeskus FUN Kangasala sports centre 5.5 km
Lentolan Liikunta sports centre 6.1 km



Day-care centres

Linnainmaan päiväkoti 1.8 km
Takahuhdin päiväkoti 2.2 km
Ankkarin päiväkoti 2.3 km
Pappilan päiväkoti 2.3 km
Itätuulen päiväkoti 3.0 km
Leinolan päiväkoti 3.3 km



Schools

Linnainmaan koulu 650 m
Leinolan koulu 3.6 km
Atalan koulu 4.3 km
Lamminrahkan koulu 6.8 km



Libraries

Koilliskeskus, library 1.9 km
Tampere City Library 2.2 km
Kaukajärven KaVeri 4.1 km



KOILLISKESKUS

The majority of Linnainmaa's services are found in the north of the area, at Koilliskeskus, which sits just by the motorway. Large supermarkets provide food for an easy everyday life, and there are also plenty of other services, from a pharmacy and photography studio to an optician and barber.

At Koilliskeskus, you can also participate in cultural events, do sports or exercise, simply spend time, or study. The library has a wide range of services, and you can play instruments and sing to your heart's content in the music room. The same property also houses a mother and child clinic and the Muru youth centre, which serves children aged 9–17.



PLENTY OF EXERCISE OPPORTUNITIES

In Linnainmaa, the whole family can enjoy exercise however they want. There are numerous nature trails and play parks, plus there's a dog park nearby. For adults there are modern gyms, sports centres and sports fields, and even a couple of indoor play areas for families with young children. Just a ten-minute bicycle ride from Violet is the Iso-Vilunen skate park, which offers a range of courses for skateboarding as well as BMX and trial bikes.

GOLFERS ARE SPOILT FOR CHOICE

Messukylän golfkeskus is around three kilometres from Violet and offers two 9-hole courses in a park-like environment for players of all levels. Disc golf enthusiasts will enjoy a training and competition centre that meets international standards for the sport. Tampere Disc Golf Center is a ten-minute bike ride away, and it boasts a wide range of narrow forested courses as well as more open park and meadow courses, so players of all levels can have fun. Just under a kilometre from Violet is a golf simulator, where you can analyse your strokes and play on some of the world's best golf courses – you can choose from over 240 different courses from around the world.



HEAVEN FOR SWIMMING ENTHUSIASTS

Near to Soutustadioni, a swimming area attracts swimmers to the clear waters of Kaukajärvi all year round. Between swims, why not pop in to the shoreline sauna, which houses a kiosk in the summer and sells freshments even during the winter. Alasjärvi swimming beach is also a short distance from Violet, and you can cycle there in just ten minutes.



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

PROPERTIES

The housing company has a total of 14 two-storey terraced houses, each with its own garden and terrace, sauna, and cold and heated storage areas. The site has 14 parking spaces, which are sold separately. The green courtyard area has a communal area for residents and a pleasant play area. Violet is located on a plot leased from the City of Tampere.

- 5 homes:** 3 rm + k + s + stor/tech – 72 m²
- 2 homes:** 4 rm + k + s + stor/tech – 92.5 m²
- 2 homes:** 3 rm + k + s + stor/tech – 79 m²
- 2 homes:** 3 rm + k + s + stor/tech – 78.5 m²
- 2 homes:** 3 rm + k + s + stor/tech – 71.5 m²
- 1 home:** 3 rm + k + s + stor/tech – 70.5 m²

Single-family home feel

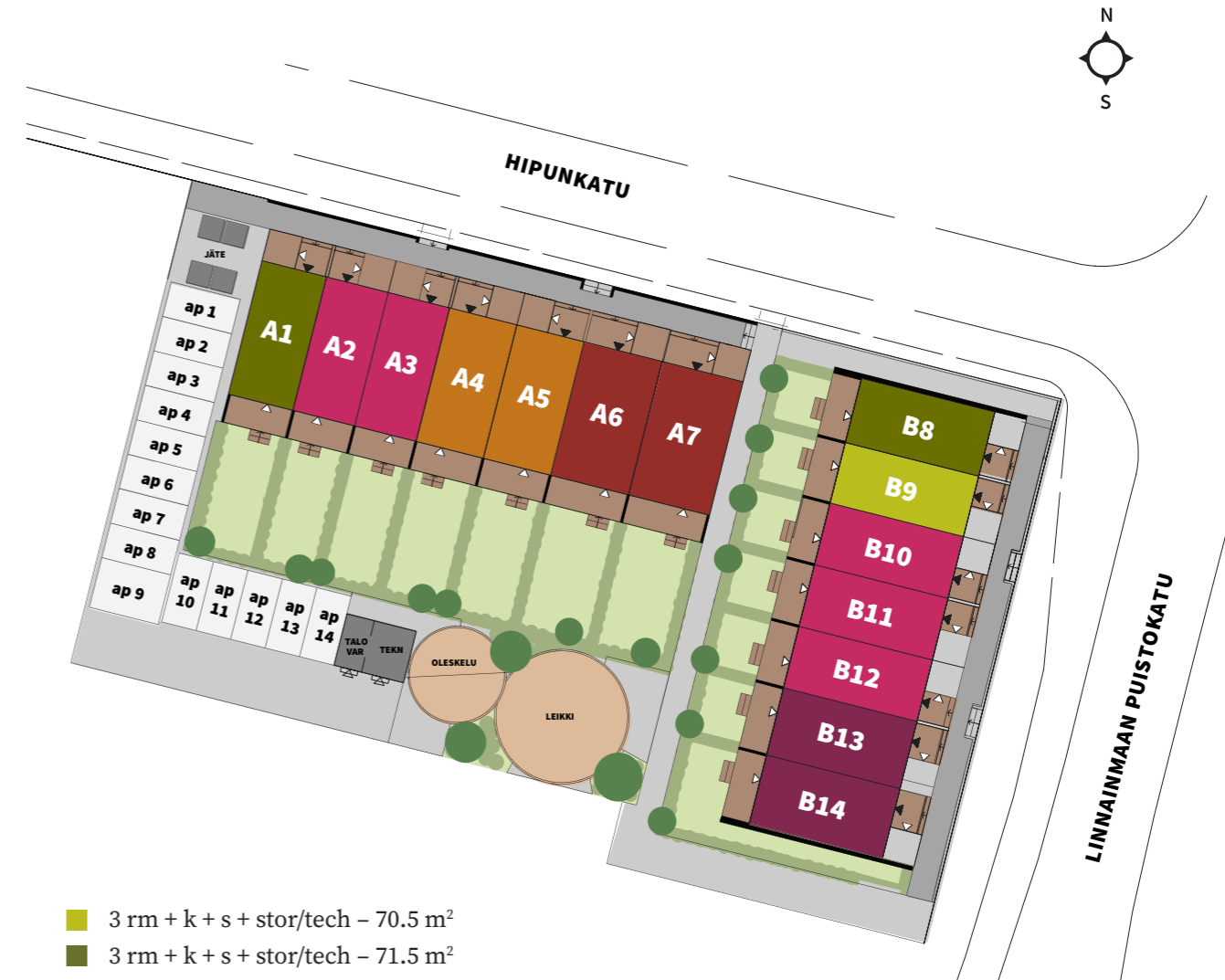
- Functional, open and easy-to-furnish floor plans
- Green views from your living area to your private garden
- Lovely private garden and terrace
- The courtyard is lined with hedges to provide privacy
- Beautiful greenery and pretty plants
- The privacy of a single-family home with the community and ease of a housing company

Everyday luxury

- Mechanical ventilation with heat recovery
- Underfloor heating throughout
- District heating
- Provisions for a cooling air-source heat pump
- Plenty of storage space and two private storage areas, one of which is heated
- Located in a desirable small single-family home area
- Plenty of everyday services nearby

ASUNTO OY TAMPEREEN VIOLET

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33580 Tampere



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- 4 rm + k + s + stor/tech – 92.5 m²

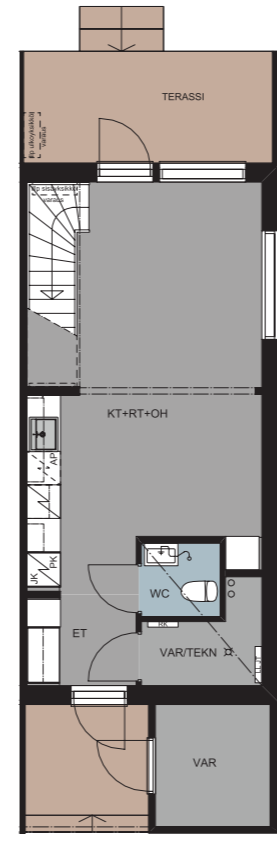
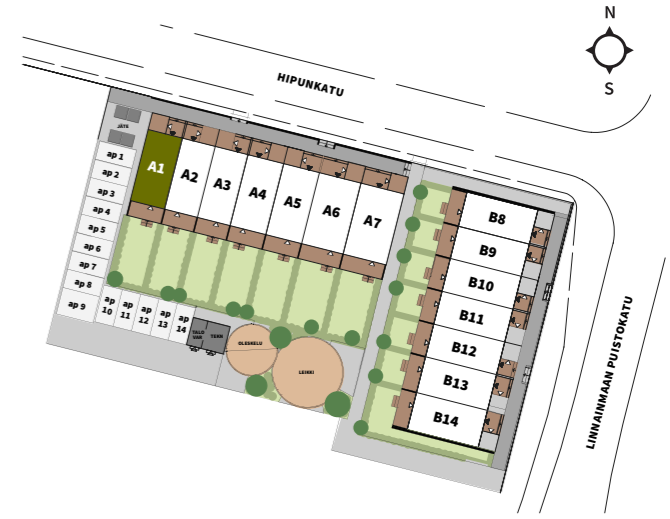


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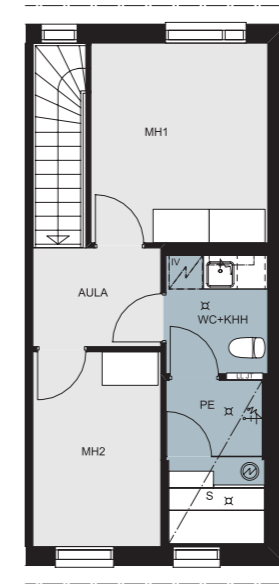
3 rm + k + s + stor/tech – 71.5 m²

Property A1

This end-terrace home is located next to the parking spaces on the western edge of the plot. Its pleasant private garden and terrace are south-facing. An open-plan kitchen, dining and living area is located downstairs while the bedrooms and sauna are upstairs for peace and quiet. The property includes two storage areas, one of which is accessible from the hallway, while the other is accessed next to the entrance outdoors.



Downstairs

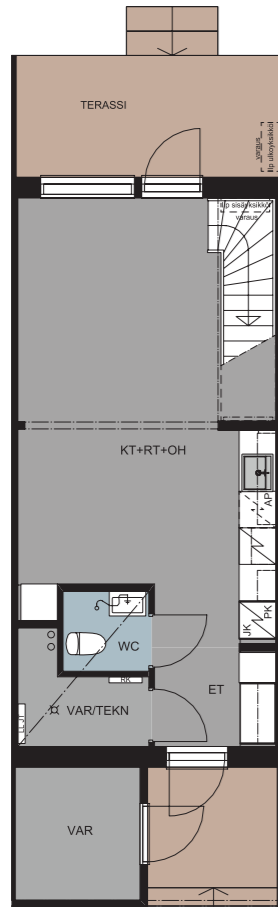
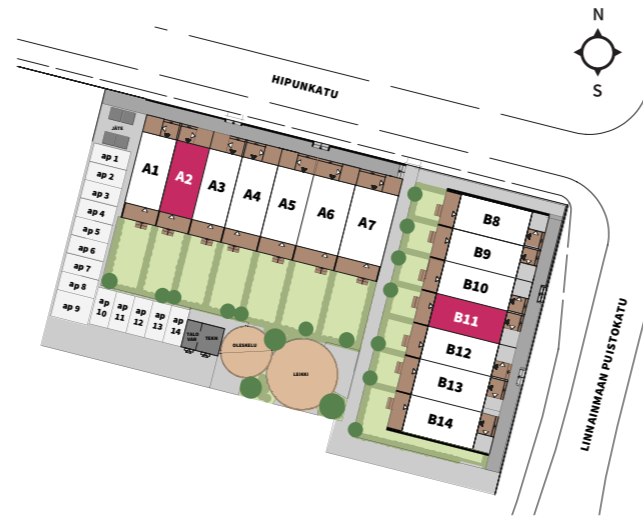


Upstairs

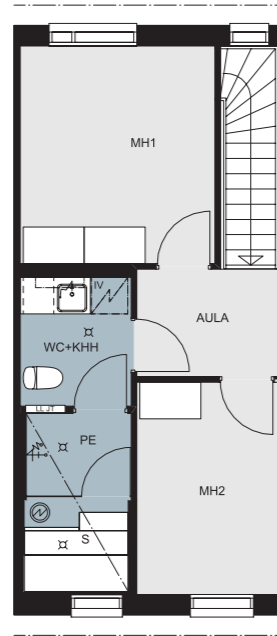
3 rm + k + s + stor/tech – 72 m²

Properties A2 and B11

Properties A2 and B11 are almost mirror images of property A1, except that end-terrace property A1 also has a window in the kitchen. The pleasant private garden and terrace are south-facing in property A2 and west-facing in property B11.



Downstairs

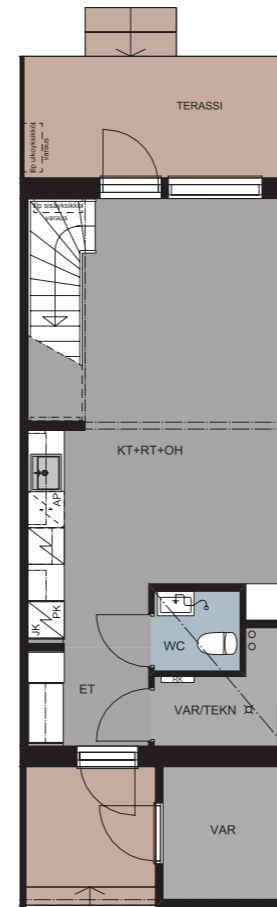
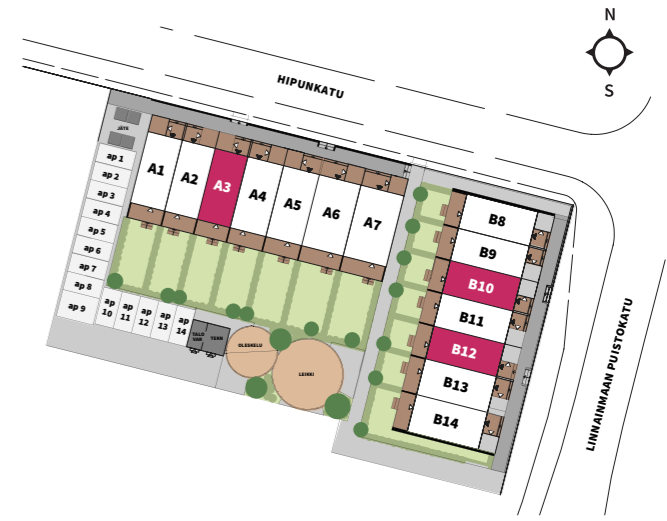


Upstairs

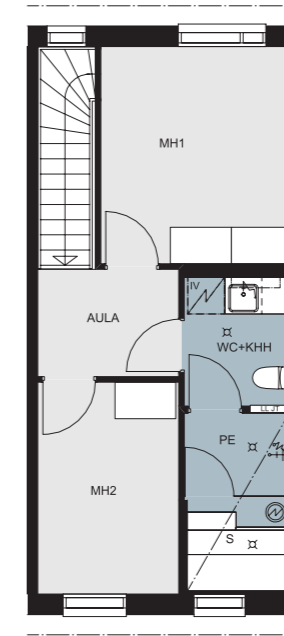
3 rm + k + s + stor/tech – 72 m²

Properties A3, B10 and B12

Properties A3, B10 and B12 are almost mirror images of property A1, except that end-terrace property A1 also has a window in the kitchen. The pleasant private garden and terrace are south-facing in property A3 and west-facing in properties B10 and B12.



Downstairs



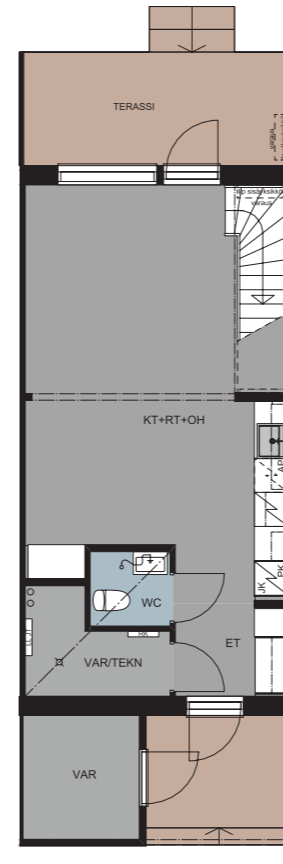
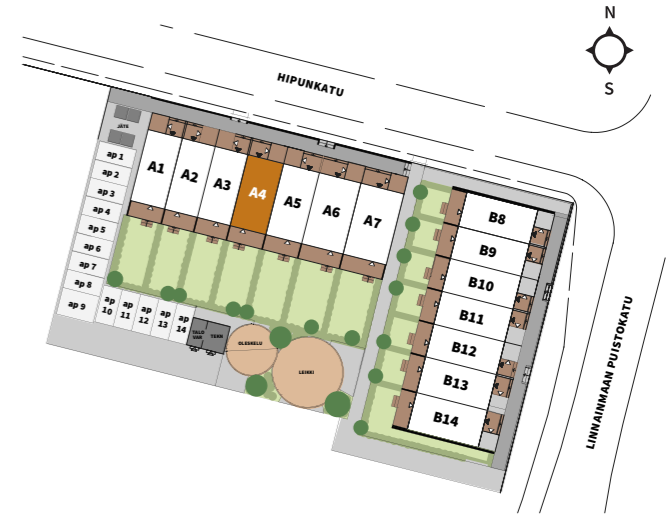
Upstairs



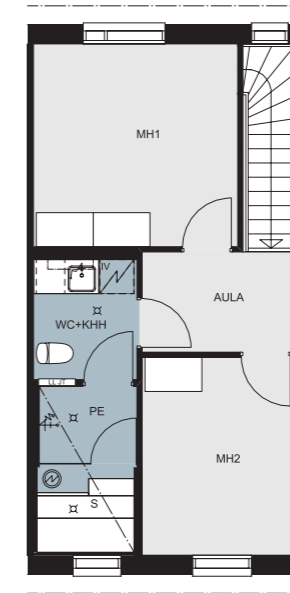
3 rm + k + s + stor/tech – 79 m²

Property A4

Property A4's lovely private garden and terrace are south-facing. An open-plan kitchen, dining and living area is located downstairs while the bedrooms and sauna are upstairs for peace and quiet. The property includes two storage areas, one of which is accessible from the hallway, while the other is outdoors next to the entrance.



Downstairs

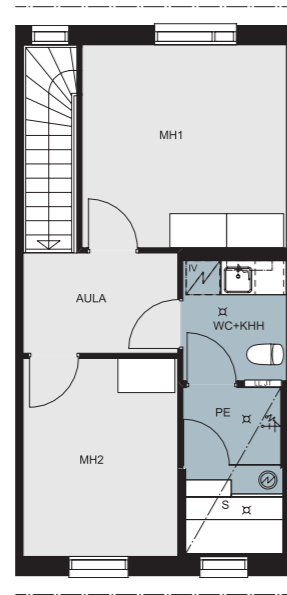
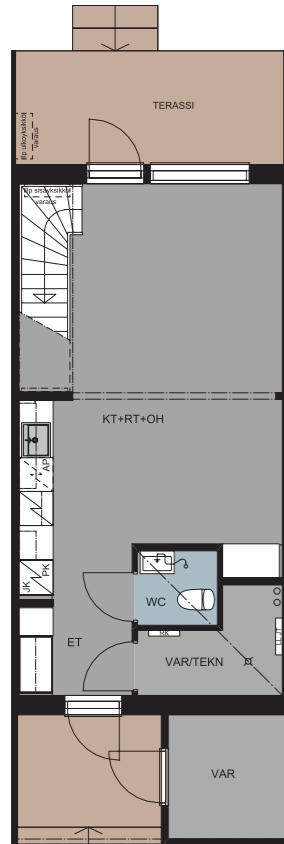
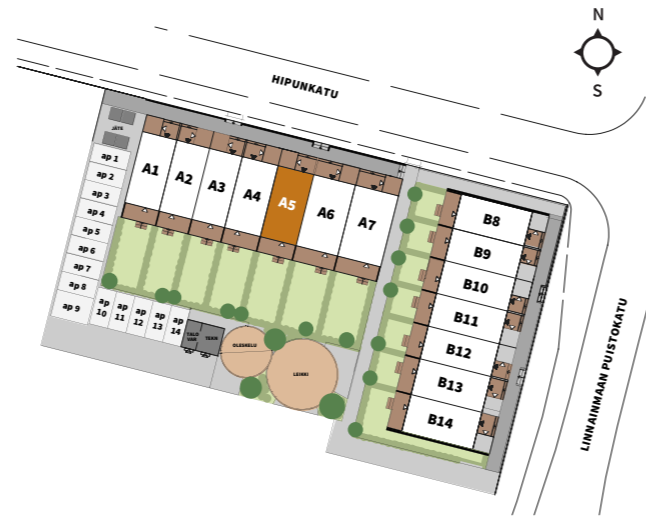


Upstairs

3 rm + k + s + stor/tech – 79 m²

Property A5

Property A5 is a mirror image of property A4. Its pleasant private garden and terrace are south-facing.

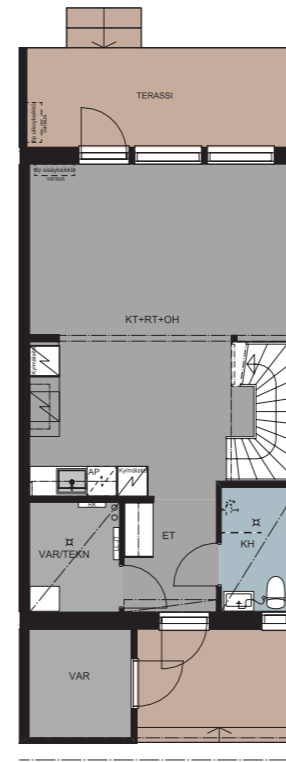
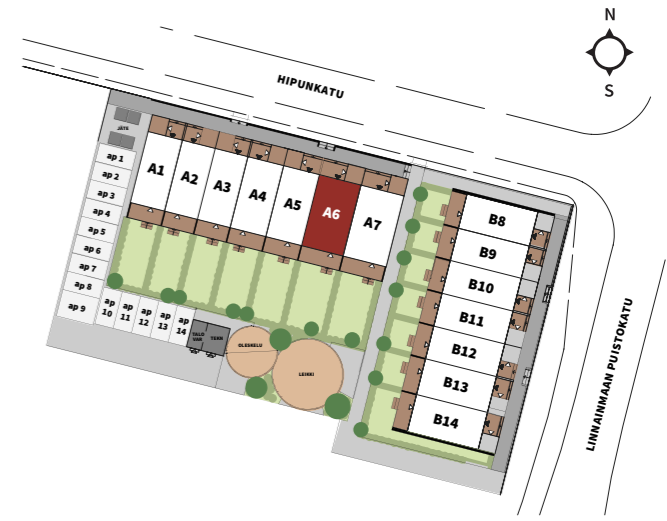


Upstairs

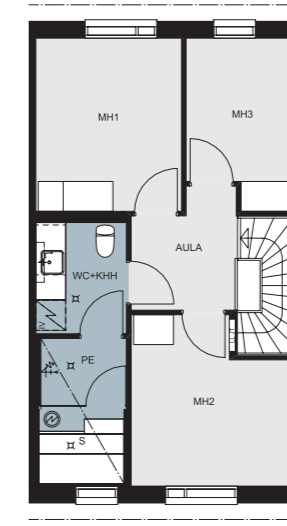
4 rm + k + s + stor/tech – 92.5 m²

Property A6

This property is located near the communal area and play area. Its pleasant private garden and terrace are south-facing. An open-plan kitchen, dining and living area is located downstairs while the bedrooms, bathroom, and sauna are upstairs for peace and quiet. The downstairs bathroom and storage area are located on either side of the hallway. The second storage area belonging to the property is accessible from the outside next to the entrance.



Downstairs



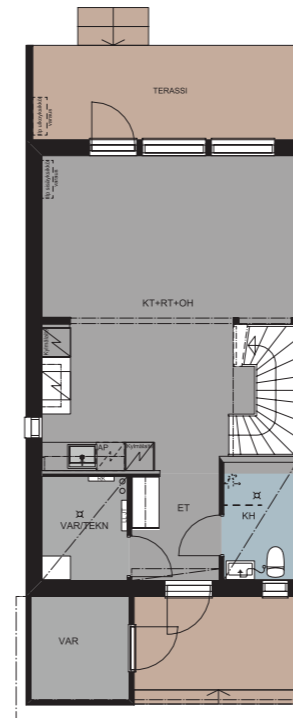
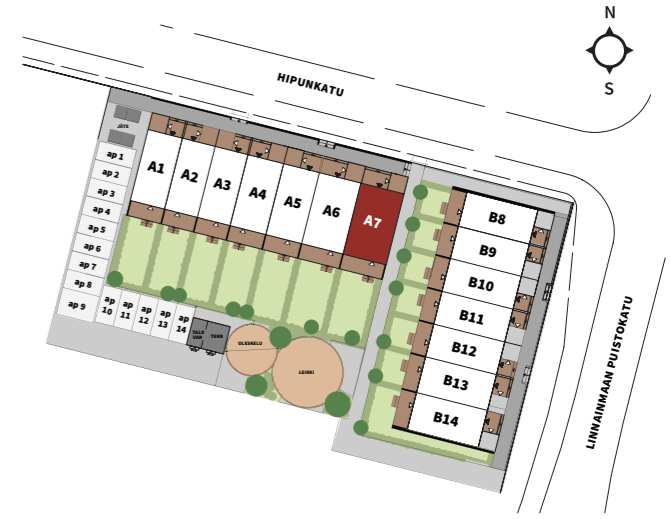
Upstairs



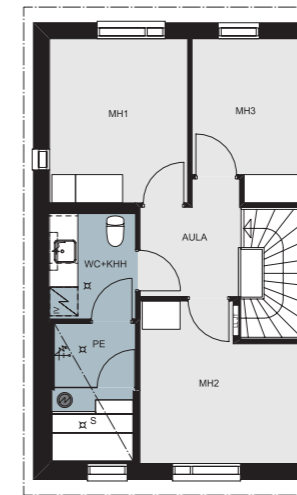
4 rm + k + s + stor/tech – 92.5 m²

Property A7

Property A7 is similar to property A6, but as an end-terrace property, it has an extra window in the kitchen and bedroom. The property is located near to the communal area and play area with a lovely south-facing private garden.



Downstairs

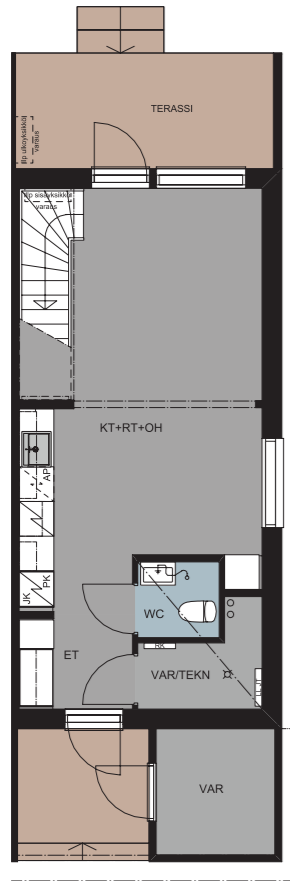
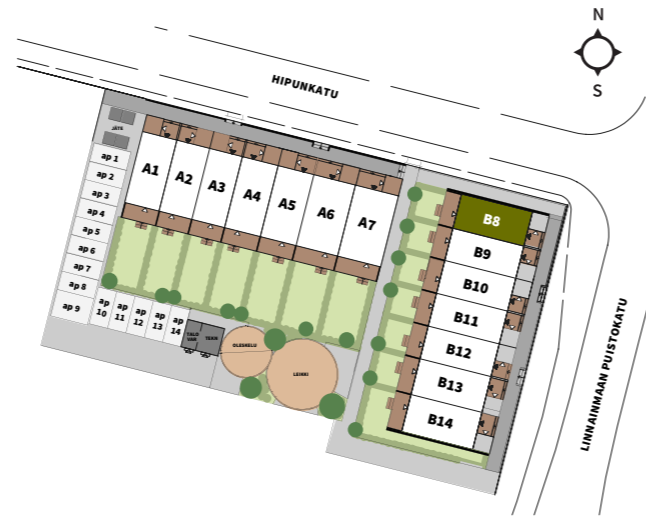


Upstairs

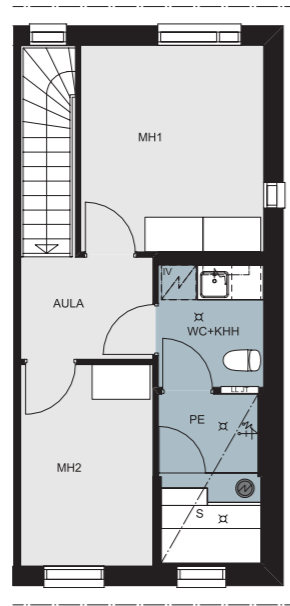
3 rm + k + s + stor/tech – 71.5 m²

Property B8

Property B8 is almost identical to property A1 except for the location of a few windows. The end-terrace property is located in the northeast corner of the plot with a west-facing private garden and terrace.



Downstairs

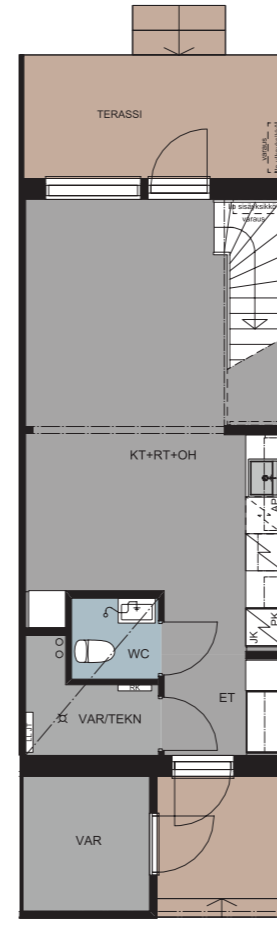
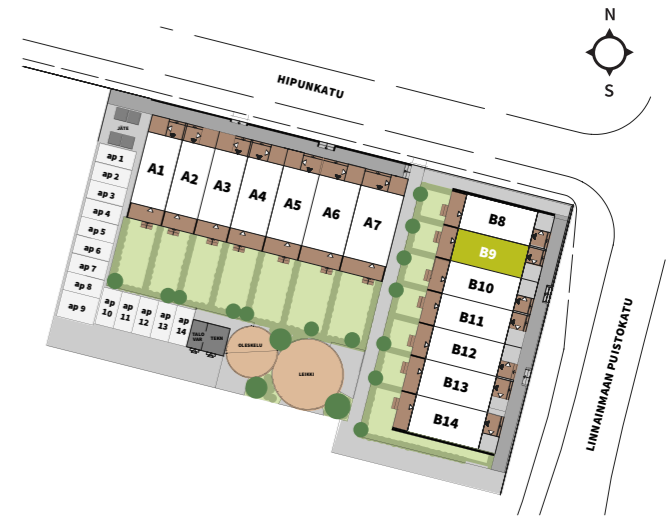


Upstairs

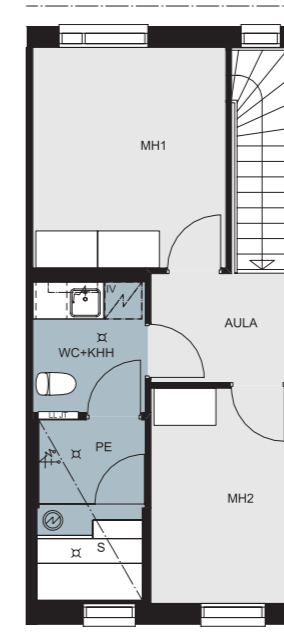
3 rm + k + s + stor/tech – 70.5 m²

Property B9

Property B9 is almost a mirror image of property B8. B8 is one square metre larger, its kitchen has a window, and its terrace is slightly bigger. The property has a lovely west-facing garden and terrace.



Downstairs

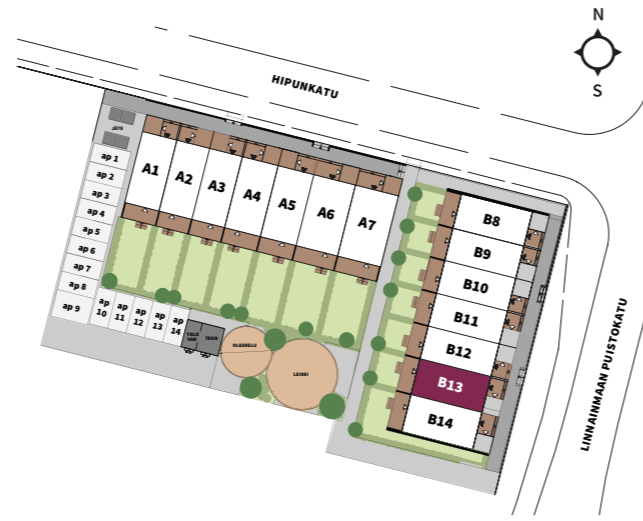


Upstairs

3 rm + k + s + stor/tech – 78.5 m²

Property B13

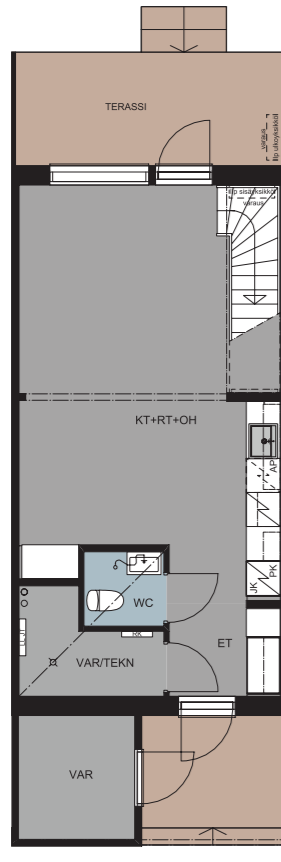
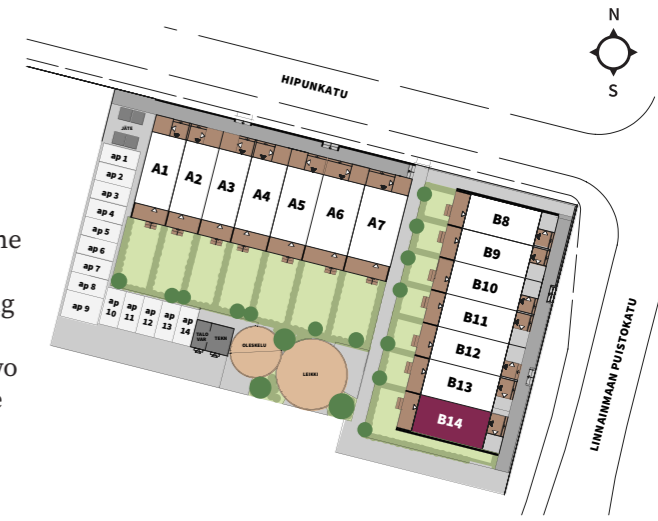
Property B13 is almost identical to property A4. Property B13 is half a square metre smaller than property A4. The property's lovely private garden is west-facing.



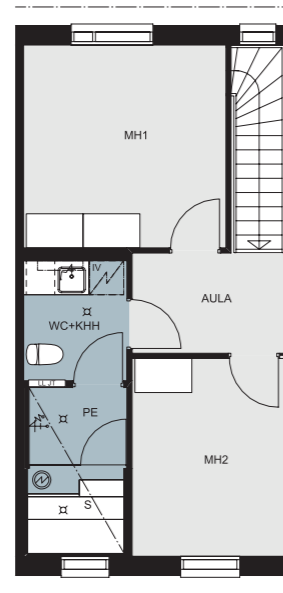
3 rm + k + s + stor/tech – 78.5 m²

Property B14

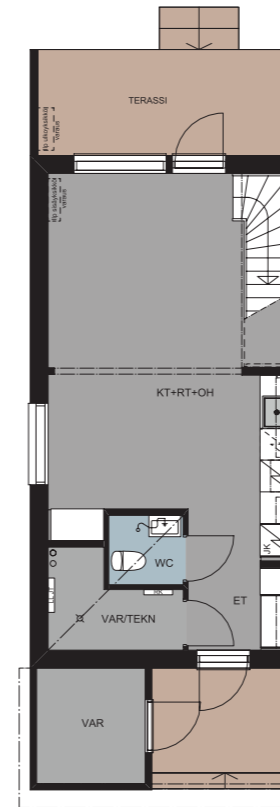
This end-terrace property is located in the southeast corner of the plot near to the courtyard's shared play area. Its pleasant private garden and terrace are west-facing. An open-plan kitchen, dining and living area is located downstairs while the bedrooms and sauna are upstairs for peace and quiet. The property includes two storage areas, one of which is accessible from the hallway, while the other is outdoors next to the entrance.



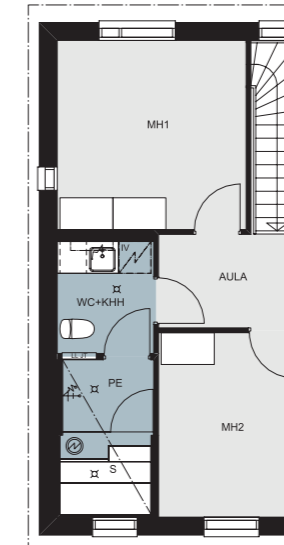
Downstairs



Upstairs



Downstairs



Upstairs

HIGH-QUALITY AND PLEASANT INTERIORS

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. So that your home suits you.

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 modern 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/sisustus



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

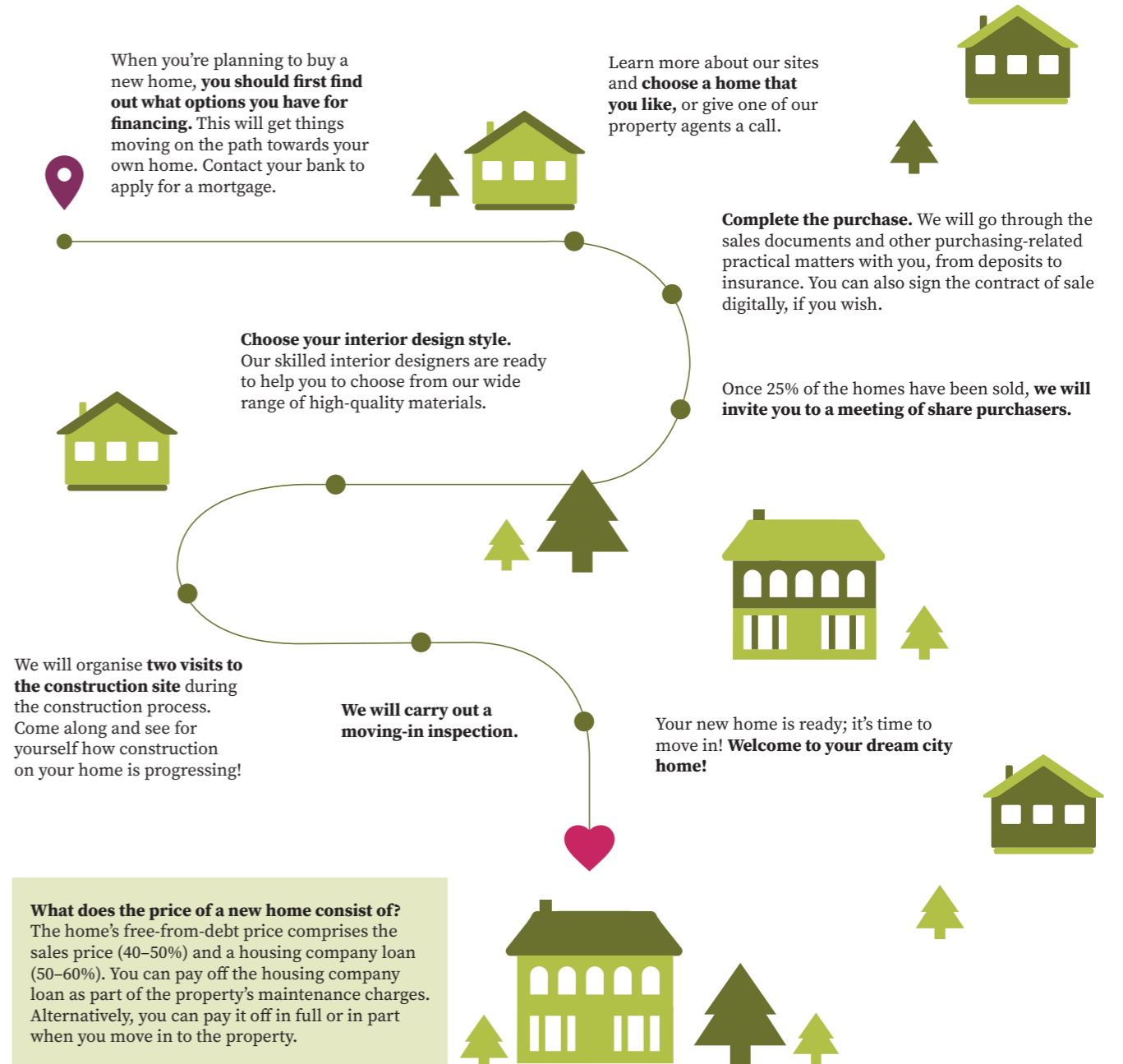
AS THE NAME SUGGESTS, IT'S EASY TO BUY AN EASYIN HOME!

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 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



CONSTRUCTION METHOD REPORT

Asunto Oy Tampereen Violet

Neighbourhood: Linnainmaa
Block/Plot: 5727/2, approx. 23/100 shares of the LPA plot 5727/3
Plot surface area: 2 040 m²
Properties: 14 kpl
Parking spaces: 14 kpl
Address: Hipunkatu 3, 33580 Tampere
Plot ownership: Leased

General

The site comprises two sets of terraced houses, each containing 7 properties, and a yard building. All of the residential buildings have two storeys. The yard building contains a technical facility and the housing company's building storage. The plot has a play area. The housing company's waste area is located on the adjacent LPA plot in connection with the housing company's parking spaces. The waste area is shared with the neighbouring housing company. In exceptional circumstances, the housing company also has the right to use the civil defence shelter located on the neighbouring plot.

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

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

Facades

The surface material on exterior walls is mainly wooden panel cladding.

Roof and roofing

The load-bearing roof structure is a roof truss with thermal insulation. The roofing on the residential buildings is tile 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

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 are fitted with blinds, except for 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 and bathrooms have glass doors.

Terraces

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

Storage (Outdoor equipment storage)

Property-specific outdoor equipment storage spaces are cold spaces with terrace paving as floors. Walls are partly external cladding panelling or plasterboard. The frame structures are partly visible.

Flooring

The kitchens, living rooms and bedrooms have laminate flooring. Hallways, bathrooms, utility rooms, WCs and saunas have tiled floors. The properties' heated storage spaces/technical facility have tile flooring.

Interior walls

Interior walls are mostly painted plasterboard. 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 are tiled. Sauna walls are wood-panelled. The wall between the bathroom and sauna is made of glass.

Ceilings

The ceilings in saunas, bathrooms and the utility room are wood panelling. Other ceilings are MDF ceilings.

Furnishing

The properties have factory-made fixtures and fittings according to a separate furnishing plan. A mirror will be fitted above basins in bathrooms and WCs. A bathroom vanity unit or chest of drawers will be installed underneath in accordance with the furnishing plan.

Fixtures and fittings

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 windows in the living room and bedrooms have curtain rails.

Appliances

All properties 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 property-specific remote-readable water meters which measure cold and hot water. Each home has underfloor heating throughout the entire home.

Data transfer

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

Parking spaces

A total of 14 parking spaces equipped with heating posts as standard will be constructed at the site and sold separately. Two (2) of the parking spaces are located on the housing company's own plot; the remaining 12 parking spaces are located on the adjacent LPA plot. It is possible to order an electric vehicle charging point and installation for parking spaces as additional work.

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 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 new, technically equivalent model.

*In Vantaa, 25.3.2024
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.

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