

Housing Company

# Espoon Kevätpiippo

*Detached-house-style and  
ecological living  
in the welcoming  
Kavallinmäki*



**easyin**  
by KASTEELI

Artist's illustration



Address:	<b>Kirsikkakuja 1, 02710 Espoo</b>
Buildings:	<b>4 detached houses and 3 semi-detached houses</b>
Apartments:	<b>10 units</b>
Apartment sizes:	<b>86 m<sup>2</sup> + outdoor storage 72.5 m<sup>2</sup> + outdoor storage 64.5 m<sup>2</sup> + outdoor storage</b>
Parking spaces:	<b>20 spaces</b>
Plot:	<b>Leasehold, with an option to purchase</b>

## Asunto Oy Espoon Kevätpiippo

A charming collection of four detached houses and three semi-detached houses is rising in the peaceful Kavallinmäki area: As Oy Espoon Kevätpiippo. Designed for smooth everyday living, the homes offer two to four bedrooms, a private sauna, and generous storage space, including a heated outdoor storage unit, outdoor equipment storage, and additional indoor storage.

Bright, spacious living areas open onto cozy terraces and mainly south- or west-facing green backyards. Each home includes two parking spaces with a heating outlet as standard and the option to install an electric vehicle charging station. Heating is provided by an ecological and cost-efficient geothermal system.

Everyday services are within easy reach: a grocery store, daycare centre, school, and library are all located within one kilometre. The wide range of services in Kauniainen and at the Sello shopping centre are just a few kilometres away.

Transport connections are excellent both within Espoo and to central Helsinki. The Turku motorway is conveniently close yet far enough to avoid traffic noise. Nearby bus stops and Kera train station provide easy access, with a 17-minute train ride to central Helsinki.

Recreational opportunities are also plentiful. The Gallträsk swimming area is only one kilometre away, and Leppävaara's outdoor and indoor swimming facilities are about ten minutes by car. Nature enthusiasts will enjoy the Träskmossen trail west of Lake Gallträsk.

## Spacious and comfortable living in a central location

The homes of As Oy Espoon Kevätpiippo are being built in a central location in Espoo, close to excellent transport connections. The gently westward-sloping plot is optimal for natural light, and the private yards mainly open towards the west and south, welcoming the warm afternoon and evening sun.

Kevätpiippo has been designed with smooth everyday living as a priority. All homes offer generous storage space, a utility room or dedicated utility area, and practical, easy-to-furnish layouts. The living areas are especially inviting, with a bright and spacious atmosphere. There is convenient covered storage by the entrance for outdoor equipment and bicycles, and the parking spaces are located directly in front of the homes.

Sustainability has also played a key role in the design. The wooden houses store carbon and are heated with ecological geothermal energy. The pitched roofs allow for the future installation of solar panels. Easily accessible public transport and pedestrian and cycling routes encourage greener choices, and the parking areas are equipped with readiness for electric vehicle charging stations.

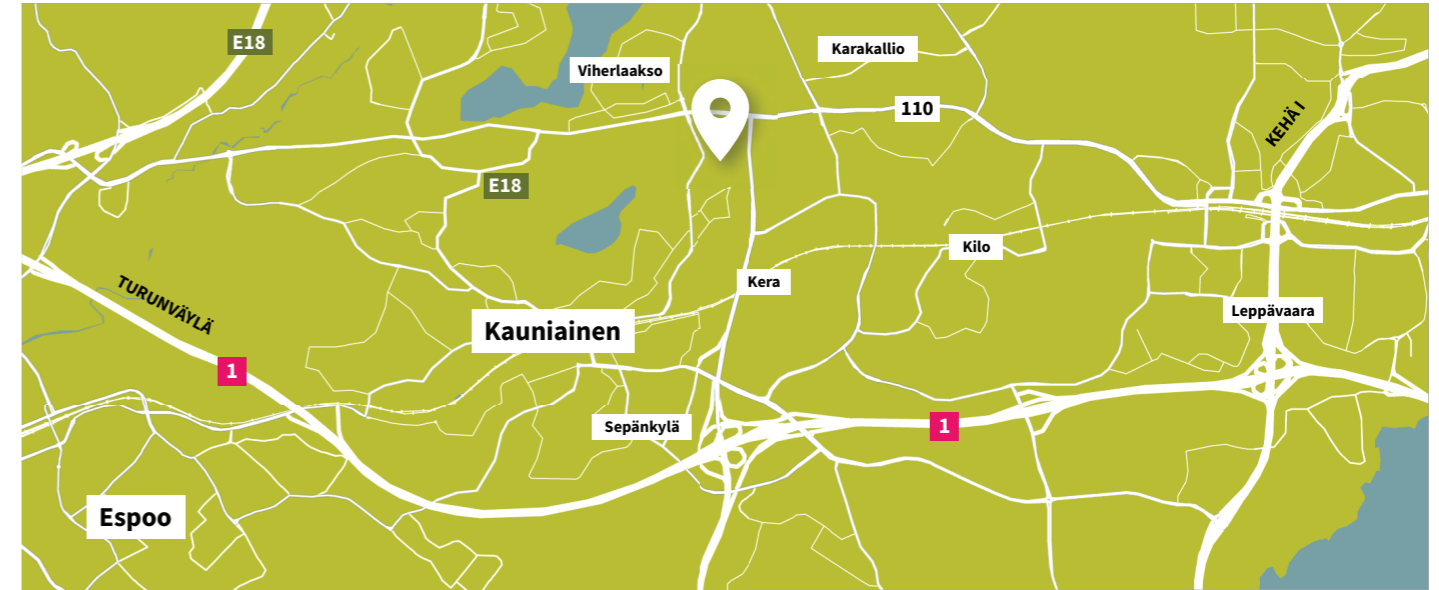




## By the lakes, close to everyday services

As Oy Espoon Kevätpiippo is being completed in the Kavallinmäki area of Espoo. Kavallinmäki, located near Viherlaakso and Lippajärvi, is a green and peaceful residential neighbourhood dominated by detached houses. Beautiful lake scenery is just a stone's throw from your home, with Lake Gallträsk in Kauniainen, Lippajärvi, and Pitkäjärvi, complete with their swimming beaches, all close by.

Services and public transport are easily accessible. The nearest bus stop is only 300 metres away, and Kera train station is just one kilometre from the homes. Turuntie provides smooth connections by car in multiple directions. Nearby you will find grocery stores, playgrounds, schools, daycare centres, and extensive sports and recreational facilities. The wider range of services in central Kauniainen and at the Sello Shopping Centre in Leppävaara are also within easy reach.



### Housing company Espoon Kevätpiippo

Kirsikkakuja 1, 02710 Espoo



#### Buses

Stops 300 m, 500 m  
Lines: 224, 548, 200, 200N, 227, 235N, 236, 237V, 239, 239V



#### Trains

Kera station 1 km  
Kauniainen station 2 km



#### Grocery Stores

Alepa Viherlaakso 700 m  
S-Market Lähderanta 2.4 km  
Lidl Karakallio 2.6 km  
Prisma Sello 4.2 km  
K-Citymarket Sello 4.2 km



#### Healthcare

Kauniainen Health Centre 2.2 km  
Jorvi Hospital 3.7 km



#### Sports and Wellbeing

Fit Viherlaakso Espoo 800 m  
Gallträsk swimming area 1.2 km  
Träskmossen nature trail 2 km  
Kauniainen swimming hall 2.4 km  
Kasavuori nature trail 3.8 km  
Leppävaara outdoor swimming pool and swimming hall 3.8 km



#### Daycare Centres

Lintukoto Daycare Centre 800 m  
Kungsgård Daycare Centre and Preschool 1.1 km  
Lasinpuhaltaja Daycare Centre 2 km



#### Schools

Viherlaakso School and Upper Secondary School 850 m  
Karakallio School 1.5 km



#### Library

Viherlaakso Library 750 m

## Modern and bright homes for effortless everyday living.

The housing company consists of ten two-storey homes, four of which are detached houses and six semi-detached homes. A total of 20 parking spaces will be built, with two spaces allocated to each home. The parking spaces are included in the purchase price.

### Detached Houses

**2 homes:**

5 rooms + kitchenette + sauna – 86 m<sup>2</sup> + outdoor storage

**2 homes:**

4 rooms + kitchenette + sauna – 86 m<sup>2</sup> + outdoor storage

### Semi-Detached Houses

**3 homes:**

4 rooms + kitchenette + sauna – 72.5 m<sup>2</sup> + outdoor storage

**3 homes:**

3 rooms + kitchenette + sauna – 64.5 m<sup>2</sup> + outdoor storage

### Detached-Home Comfort

- Spacious, easy-to-furnish layouts
- Bright and airy living areas
- High-quality sauna with a remotely controlled pillar heater integrated into a wide lower bench
- Generous terrace with provision for Lumon glass roofing and glazing
- Ample storage: heated outdoor storage, outdoor equipment storage by the entrance, and additional indoor storage
- Privacy and peace in your own yard bordered by hedges

### Everyday Luxury

- High-quality home appliances and Puustelli kitchen cabinetry
- Stylish, high-standard interior finishes
- Underfloor heating throughout the home
- Ecological geothermal heating system
- Pitched roofs enabling future solar panel installation
- Provision for an air-source heat pump and electric vehicle charging station



Luomoskuva

Artist's illustration



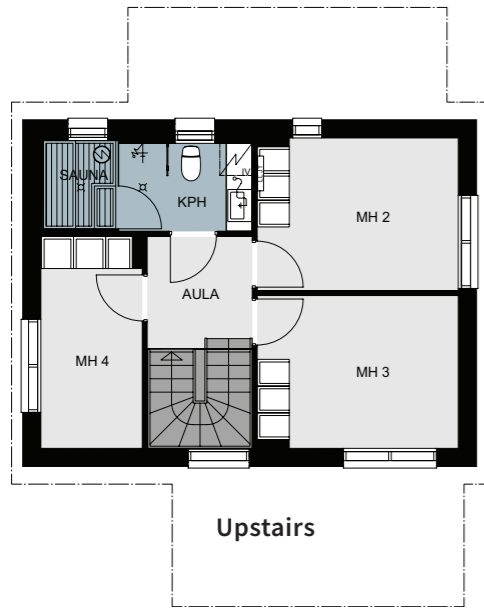
## Detached-home living in a modern wooden house

Kevätpiippo's homes offer space to live and breathe. The two-storey layout clearly separates daily functions: the ground floor is for living and gathering, while the upper floor is dedicated to rest and privacy. Spacious living areas seamlessly combine the kitchen, dining area, and lounge into one harmonious whole, with direct access to a private terrace and yard. West- and south-facing gardens bring natural light and warm afternoon sun into everyday life.

Depending on the home, there are 2-4 bedrooms, offering suitable options for couples as well as families. A private sauna adds a touch

of everyday luxury, and storage space is plentiful: a heated outdoor storage unit, separate storage for outdoor equipment, and additional indoor storage ensure practicality.

Each home includes two parking spaces, with readiness for electric vehicle charging already integrated into the design. Sustainability has also been a key consideration. The wooden structures, geothermal heating system, and EV charging readiness support energy-efficient living, while the pitched roofs allow for the future installation of solar panels.



## 86 m<sup>2</sup>

4 bedrooms + living room + kitchenette + sauna + storage room + outdoor storage

### Apartments A & D

Located in the detached houses, these largest homes offer generous space for everyday living. The open-plan living area on the ground floor, together with one bedroom, creates a flexible layout, while the upstairs bedrooms and sauna form a calm and private retreat of their own.

Ample storage space, a heated outdoor storage unit, and a private yard with a terrace complete the comfort of detached-home-style living.



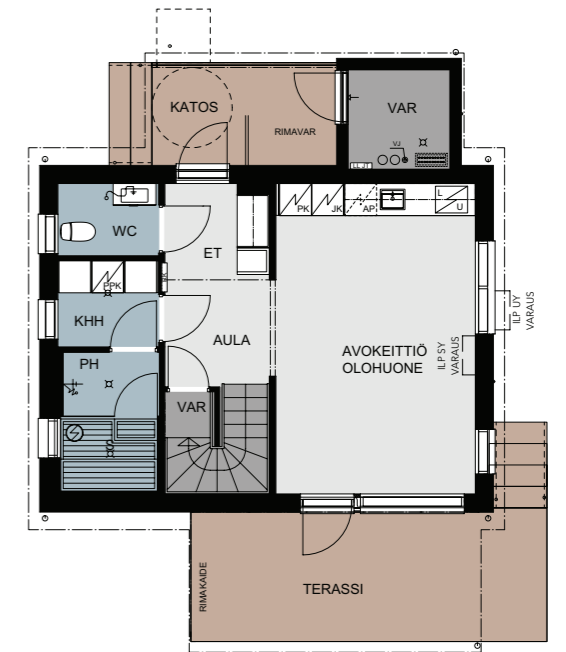
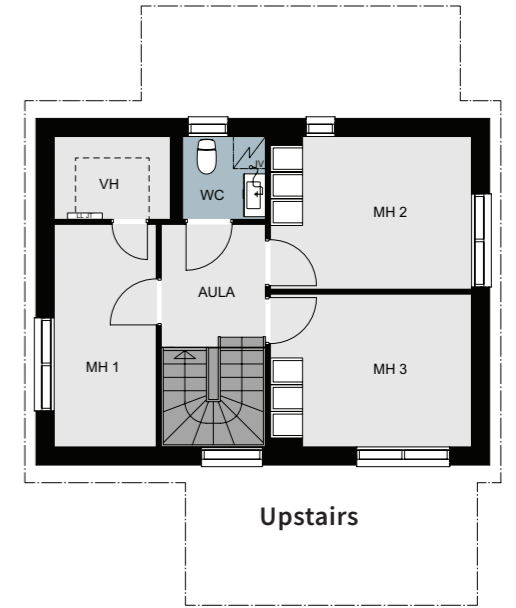
## 86 m<sup>2</sup>

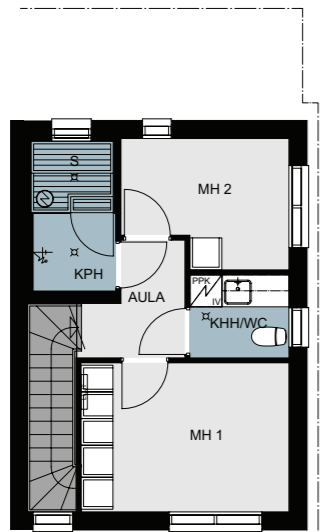
3 bedrooms + living room + kitchenette + sauna + storage room + outdoor storage

### Apartments B & C

In these spacious detached homes, the open-plan living area on the ground floor and a stylish sauna create the perfect setting for smooth everyday living and relaxation. All three bedrooms are located upstairs, offering privacy and their own peaceful retreat.

A walk-in wardrobe, separate utility room, and multiple storage areas, including a heated outdoor storage unit, covered storage space, and additional storage under the staircase, make the home practical and easy to live in.





Upstairs



Ground floor



## 64,5 m<sup>2</sup>

**2 bedrooms + living room  
+ kitchenette + sauna + outdoor  
storage**

### *Apartments E1, F1 & G1*

These semi-detached homes feature well-designed layouts that make everyday living effortless. The spacious ground floor combines the kitchen, dining area, and living room into an inviting open-plan space, where the open kitchen allows for easy interaction while cooking. The bedrooms and sauna are located upstairs, offering privacy.

A private yard with a terrace adds extra comfort to daily life, and storage space is plentiful. A heated outdoor storage unit and covered storage area help keep everything neatly organised.



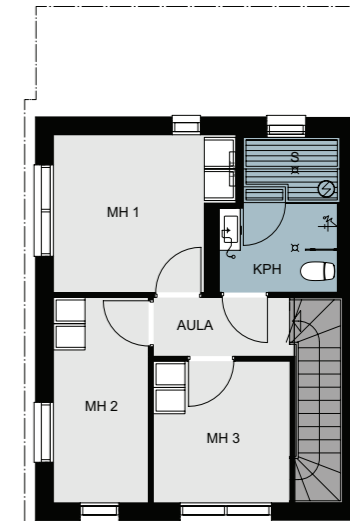
## 72,5 m<sup>2</sup>

**3 bedrooms + living room  
+ kitchenette + sauna + outdoor  
storage**

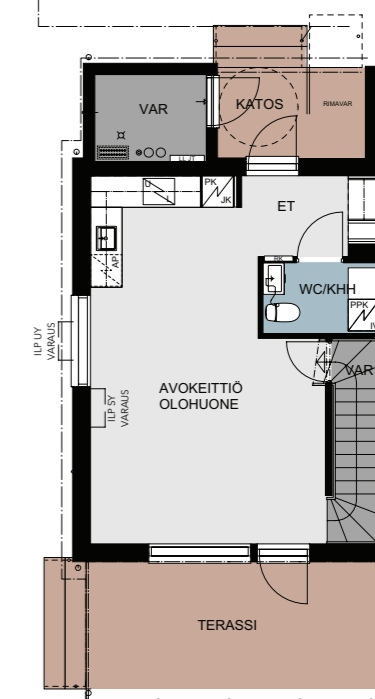
### *Apartments E2, F2 & G2*

In the larger semi-detached homes, three bedrooms and the sauna are located upstairs, offering privacy and a peaceful retreat. The bright and spacious ground floor living area brings together the kitchen, dining area, and living room into an inviting open-plan space, with direct access to a generous terrace and private yard.

Storage space is plentiful. A heated outdoor storage unit and dedicated space for outdoor equipment help keep everyday life organised.



Upstairs



Ground floor

## An Easyin home is exactly that. A home that looks and feels like you.

We always complete Easyin homes with high-quality appliances and interior materials, but the atmosphere of your home is yours to choose.

Carefully considered surface materials and furnishing solutions create the framework for comfort and functional everyday living. Our professional interior designer is ready to assist you with all your choices.

### Get inspired by Easyin's At Home styles and discover your own

Materials and tones are selected with your everyday life in mind. The collection includes timeless options as well as styles that follow current interior design trends. You can mix and match styles – add gentle warmth to a light and airy look or introduce bold accents to softer surfaces.

What matters most is that the end result feels like your own and supports the way you live at home.

By making your purchase decision early in the construction phase, you will have the opportunity to choose your preferred interior finishes from our versatile and modern selection of materials.

Explore our interior options in more detail:  
[easyin.fi/sisustus](https://easyin.fi/sisustus)



*“Carefully considered surface materials and furnishing solutions create the foundation for comfortable and functional everyday living. I help you find the most suitable materials and also support you in making bolder choices, so that the overall result becomes a cohesive home that truly reflects your style.”*

– Kastelli Interior Design Manager



## When your home feels right, you've found your style.

### Luminous

**Bright. Fresh. Refined.**

In the Luminous style, the home is built around light and clean tones. A clear and open atmosphere brings brightness and balance to the space. Carefully selected details create a calm and modern overall look that breathes natural elegance.

### Cozy

**Warm. Soft. Inviting.**

The Cozy style welcomes you to relax and unwind. Its materials are natural, the tones gentle, and the atmosphere approachable. By combining warm shades and soft textures, you create a home that is easy to settle into – like a familiar embrace in the midst of everyday life.

### Edge

**Raw. Charismatic. Strong.**

In the Edge style, the interior gains deeper expression and a stronger character. Darker, muted tones and clear contrasts add structure and rhythm to the space. You can soften the overall look with lighter details or highlight the boldness even further – exactly according to your taste.

### Classic

**Timeless. Warm. Earthy.**

This kitchen style brings a harmonious atmosphere into your home, where the beauty of wood tones truly comes into its own.

## Buying an Easyin home is, just as the name suggests, easy!

Buying your own home is one of the most significant decisions of your life. Dreaming about your perfect home brings a smile to your face and sets your imagination free, and it is not uncommon for it to come with a few butterflies in your stomach, too. You can confidently rely on our experience and professionalism when making one of life's most important investments. Enjoy the excitement and inspiration, we will take care of the rest.

At Easyin, we understand the questions, wishes, and concerns that often arise when buying a new home. From architects and sales representatives to site managers and interior designers, our experienced and skilled team knows every aspect of the home buying journey inside and out. That is why we have already paved a smooth path to your dream home. We are excited to help you choose the style and materials for your future home, and before you know it, you will be sitting down to enjoy your morning coffee in your very own dream home.



### Safely on your way to your own home.

When planning to buy your own home, **it is wise to first explore your different financing options.** This will give you a strong start on your journey toward homeownership. Contact your bank to apply for a mortgage loan.

**1.** Take a look at our homes, **reserve the one that feels right**, or give our sales team a call.



**3.** **Choose your interior style.** Our skilled interior designers are ready to help you select the perfect materials from our wide and high-quality collection.



**2.** **Complete your home purchase with confidence.** We will review the sales documents and all practical matters related to the purchase together with you, from warranties to securities. The deed of sale can also be signed electronically, if you prefer.

**4.** Once 25% of the homes have been sold, **we will invite you to the shareholders' meeting.**

**5.** During construction, we will arrange **two site visits for you.** Come and see your new home taking shape in person.

**6.** As your home approaches completion, we will **invite you to a move-in inspection.**



**7.** Your new home is ready, so it is time to move in. **Welcome to the urban home of your life!**



#### What does the price of a new home consist of?

The debt-free price of the apartment consists of the sales price (50%) and the housing company loan (50%). You can repay the housing company loan as part of your monthly maintenance charge. Alternatively, you may choose to pay it off in full or in part when you move into your new home.

# Building Specification

## Housing company: Asunto Oy Espoon Kevätpiippo

City district: 61 Viherlaakso

Block / Plot: 49-61-109-8

Plot area: 3,114 m<sup>2</sup>

Number of apartments: 10

Parking spaces: 20

Address: Kirsikkakuja 1, 02710 Espoo

Plot ownership: Leasehold / Option to purchase

### General

The development consists of four two-storey detached houses and three two-storey semi-detached houses, as well as a separate yard building. The yard building includes the housing company's technical room and a semi-heated shared storage space.

Each apartment includes a heated outdoor storage unit with a private entrance, outdoor equipment storage, and additional storage space inside the apartment.

Green areas, traffic areas, and the waste collection point will be implemented in accordance with the site and yard plans. The development will be constructed in accordance with valid building regulations at the time of the building permit application.

### Foundations

The buildings will be founded in accordance with the foundation statement and structural engineering plans.

### Ground Floor Structures

Ground floors will be constructed as concrete structures in accordance with structural plans.

### Facades

The exterior walls will mainly feature wooden panel cladding.

### Roof Structure and Roofing

The load-bearing roof structure consists of roof trusses.

Apartments will have tiled roofing. Storage buildings and entrance canopies will have bitumen roofing.

### Partition Walls

In semi-detached houses, separating walls between apartments are timber-framed structures. Internal lightweight partition walls are timber-framed plasterboard structures. Bathroom walls are waterproofed.

### Windows

Windows are inward-opening or fixed wood-aluminium windows. All windows are equipped with blinds, except fire-rated windows.

### Doors

Interior doors are white factory-painted flush doors. Saunas and bathrooms have glass doors. Apartment entrance doors and outdoor storage doors are factory-manufactured timber exterior doors. Terrace doors are glazed exterior doors equipped with blinds.

### Terraces

Terraces are timber structures, implemented according to architectural drawings. Optional glass roofing and glazed walls are available at an additional cost.

### Floor Finishes

Kitchens, living rooms, bedrooms, and halls have laminate flooring. Entrance areas, bathrooms, utility rooms, saunas, and WCs are tiled. Outdoor storage rooms and the technical room have epoxy-coated floors.

### Interior Walls

Interior walls are mainly painted plasterboard.

All bathroom walls are tiled.

Kitchen and utility room backsplash areas are tiled.

The wall behind the WC basin is tiled.

Sauna walls are wood panelled.

The wall between the sauna and bathroom is a glass wall.

Outdoor storage and technical room walls are painted but not levelled.

### Ceilings

Sauna and bathroom ceilings are wood panelled.

Other ceilings are painted plasterboard.

Outdoor storage and technical room ceilings are painted but not levelled.

### Fixtures and Fittings

Apartments are equipped with factory-manufactured Puustelli cabinetry in accordance with a separate furnishing plan.

### Bathroom Fittings

Bathrooms and WCs include towel hooks and toilet paper holders.

Living rooms and bedrooms have curtain rails installed.

### Appliances and Equipment

All apartments include: built-in induction cooktop, separate built-in oven, dishwasher, cooker hood, refrigeration appliances according to the furnishing plan

Utility rooms are prepared for a washing machine and tumble dryer. Saunas include a floor-standing, remotely controlled electric heater. An air-source heat pump for cooling is available as an optional upgrade.

### Yard Areas

Shared yard areas, plantings, lawns, walkways, and yard equipment will be implemented according to the site plan and/or yard design. Inspection covers may be located in private and shared yard areas.

### Building Services

Residential buildings are connected to the housing company's shared geothermal heating system.

Each apartment has mechanical supply and exhaust ventilation with heat recovery.

Apartments have remote-readable water meters for both cold and hot water. Underfloor heating is installed throughout each apartment.

### Data and Communications

The housing company will be equipped with a cable television system and broadband infrastructure enabling apartment-specific internet connections.

Each apartment includes a fixed basic-speed internet connection as standard.

### Parking

A total of 20 parking spaces will be constructed in accordance with the site plan. Each apartment includes two parking spaces.

All parking spaces are equipped with heating outlets. An electric vehicle charging station can be installed as an optional upgrade. Parking spaces are connected to the respective apartment's electricity metering.

### Additional Information

This specification has been prepared during the pre-marketing phase. The developer reserves the right to amend the information provided.

The final content and terms of sale will be confirmed in the official sales documents. Visualisations are illustrative only and may differ in details and colours from the completed building. Optional upgrade products are shown in the visualisations.

Minor ceiling drops and boxing structures may occur and may not be indicated in marketing drawings. Dimensions of fixtures and service shafts will be verified on site and may vary slightly from plans. The developer reserves the right to substitute specified products with equivalent products from another manufacturer.

*15 September 2025*

*Kastelli-talot Oy*

*Easyin Area Development*

# Management Plan Map



**SUOMEN VAHVIMMAT**  
**PLATINA**

## A High-Quality Easyin Home by Kastelli

By choosing an Easyin home at Asunto Oy Espoon Hiirenporras, you are partnering with a market leader known for its reliability and quality<sup>1</sup>. Our urban homes designed for smooth everyday living are built by Kastelli, part of the Harjavalta Group. Kastelli homes are by far the most purchased homes in Finland, and customer satisfaction has been proven through independent research<sup>2</sup>. Kastelli has been a market leader since 1994. As a financially strong family-owned company, it is a secure partner for one of the most important investments of your life. As recognition of our stability, we have been awarded the Suomen Vahvimmat Platinum certificate by Suomen Asiakastieto.

Kastelli's operations are certified in accordance with ISO 9001 quality standards and ISO 14001 environmental standards.

<sup>1</sup> Rakennustutkimus RTS Oy, Detached House Builder Survey 2024/25 RV. <sup>2</sup> Rakennustutkimus RTS Oy, Detached House Builder Survey 2024/25 SV.



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*We make the dream of a high-quality  
low-rise home easy to achieve.*

**THE URBAN HOME OF YOUR LIFE.**

**Get in touch with our home sales team.**

[easyinmyynti@kastelli.fi](mailto:easyinmyynti@kastelli.fi)