

YIT



Espoon Seaside

Keilaniemi

Apartment building homes



Keilaniemenranta



Indicative visualisation.



STUNNING SEA
VIEWS



PREMIUM
METROPOLITAN
LIVING



EXCELLENT
CONNECTIONS



The shiny surfaces and streamlined high-tech architecture form a fascinating contrast with the exquisite sea views. Indicative visualisation (according to the plans that existed on 1 April 2023).

Finally here: elegant seaside apartments in Keilaniemi, on the border of Espoo and Helsinki

Upscale residential area by the sea

A unique residential area will be created in Keilaniemi, among the modern office buildings of some of the largest companies in Finland. Once our residential tower blocks on the seafront have been completed, Keilaniemenranta becomes a coveted residence area, like the nearby areas of Westend and Tapiola. Could this be your new home?

Urban centre at the heart of a business district

Keilaniemi is known as the Silicon Valley of Finland, a fortress of business life, a small Manhattan and a business city. With the completion of the Seaside and Skyline tower blocks and the seaside promenade, this metropolitan business centre will no longer become deserted at the end of the working day. The area will continue to buzz with activity even in the evening, thanks to the high-class YIT Homes and various recreational venues.

Maritime service hub

The sculptural glass pavilions in Keilaniementori are an elegant place to meet friends. In addition to restaurants, cafés, terraces and specialty shops serving the area's businesses, new services are being planned to meet the needs of future residents. There is already a grocery shop right next to YIT's residential tower blocks.



In Keilaniemenranta, you can enjoy the beautiful archipelago scenery only fifteen minutes from the centre of Helsinki.

Excellent traffic connections

The Keilaniemi metro station is only a few minutes' walk from your new home. The Jokeri Light Rail terminus is approximately 300 metres away. Both run all the way to Itäkeskus in eastern Helsinki. By metro, you can get to Itäkeskus via Kamppi, while the Jokeri Light Rail takes you there via Leppävaara and the Viikki Science Park, among other places. If you prefer travelling by car, the junctions to Länsiväylä and Ring Road I are right next to the area. Outside rush hours, you can drive to Helsinki Airport in approximately 30 minutes.

Renowned educational institutions

Keilaniemi has an English-language day care centre. In Otaniemi, about one kilometre away, there are more day care centres and a comprehensive school. The nearest Swedish-language day care centre and primary school can be found in Tapiola. The Otaniemi Upper Secondary School is located in connection with Aalto University's international campus. The metro from Keilaniemi takes you to the campus in a blink of an eye – the metro journey takes just a couple of minutes.

Elegant seaside promenade

The Keilaniementori square extends to the seaside promenade, along which there is a marina, with future plans for a sea swimming pool, waterfront saunas and a stop of scheduled boats to Espoo's archipelago. From both ends of the promenade, you can get to Rantaraitti, which is an urban hiking and cycling route along the coastline of Espoo, featuring many beaches and interesting cafés and restaurants. Explore and find your favourite!

Unique sports experiences

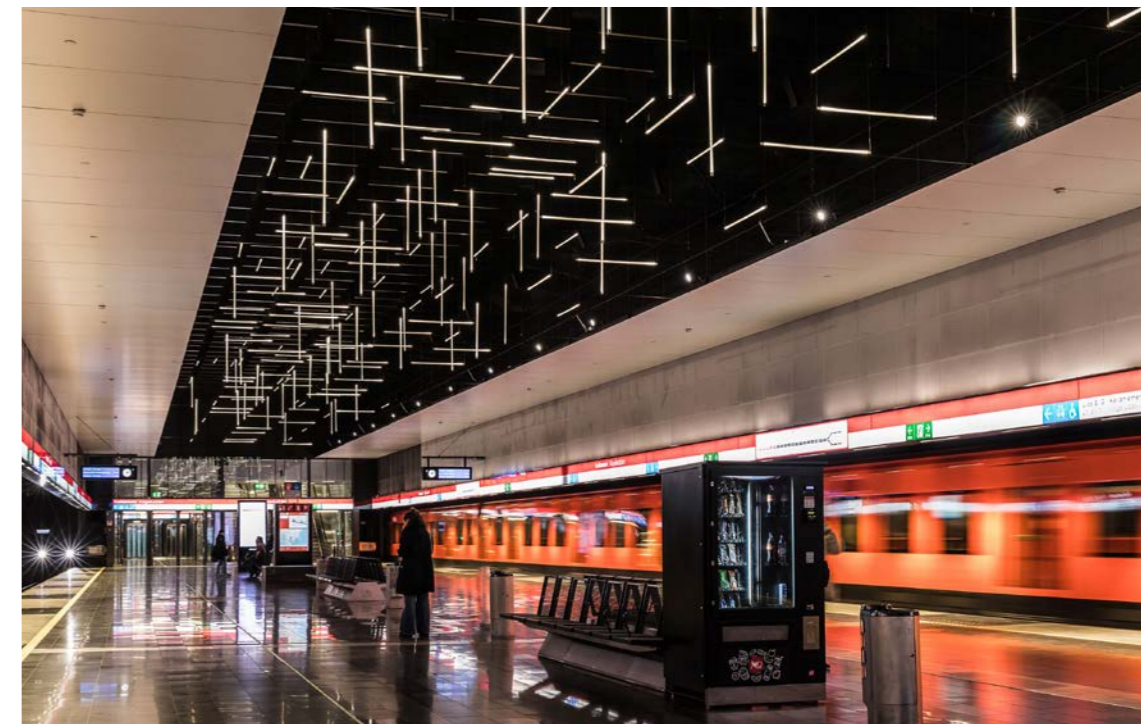
In summer, you can go on a jet ski safari from the Keilaranta marina or hop aboard an archipelago boat in Otaniemi. The marina also has SUP boards you can rent for island adventures. The floating padel court combines exercise with a chance to admire the scenery! The nearby water sports centre offers a wide range of recreation options: in winter, you can book a sauna and try ice swimming, and in summer, you can try wakeboarding, have fun in the floating water park or rent a kayak.



➔ Seaside's location next to the seaside promenade is unique. Indicative visualisation (according to the plans that existed on 1 April 2023).

➔ The Keilaniemi metro station is designed to complement the streamlined look of the area. The ceiling of the metro station features light art created by the spatial artists Tommi Grönlund and Petteri Nisunen.

➔ Keilalahti seen from Lauttasaari, Helsinki. On the left, you can see Länsiväylä and on the right, the Otaniemensilta bridge. Ring Road I is behind the high-rise buildings in Keilaniemi.





Seaside's light-coloured facade conveys an image of clarity, high quality and freshness

📍 The splendid panorama views lift your thoughts above the mundane. In Seaside, some balconies and all terraces are attention-grabbing vantage points to the sea. Indicative visualisation (according to the plans that existed on 1 April 2023).



From the architect's point of view

YIT's two tower blocks in Keilaniemenranta are located in an urban environment by the sea. The first of them, Espoon Seaside, has 15 storeys, and the second, Espoon Skyline, 22 storeys. A yard deck covering the entire plot combines the buildings into a functional entity. The housing company's shared spaces and sauna facilities under the yard deck open to the sea. They have direct access to the future seaside promenade.

As soon as you enter your home, you can admire the splendid views through the large windows. The foundation of the buildings is shaped like a trapezoid and as a result, the apartments offer interesting urban views to the west and north and sea views to the south and east. Thanks to their clear and functional floor plans, the apartments have spacious living rooms, which extend naturally to the outdoor spaces on the balconies and terraces. Most bedrooms have space for both a double bed and a workstation.

On the balcony facades, the light-coloured elements and the glazed balconies with glass railings form a horizontal design motif. At the ends of the buildings, light-coloured horizontal and vertical motifs of equal width form a grid, where the glass horizontal motif of the balconies continues as windows and darker solid elements, creating an urban identity of clarity, high quality and freshness for the tower blocks.

Sarlotta Narjus, main designer, Sarc Architects



➔ Seaside residents have access to elegant lounge and sauna facilities with a terrace that opens to the sea. The sauna facilities and the two workspaces located in connection with the lounge can be booked through YIT Plus. Indicative visualisation (according to the plans that existed on 1 April 2023).

➔ Keilalahti offers a wide range of water sports experiences.

➔➔ Keilaniementori is a cosy meeting place with glass pavilions, terraces and playgrounds. There are a number of different lunch options.





The terraces have a stylish wooden composite floor and the balcony floor is covered with dark grey carpet. A wooden composite floor for the balcony or an air source heat pump are available on order. Indicative visualisation of apartment A 82, 118.5 m², 15th floor.

Maritime, luxurious and urban Seaside

Unique home with a view

Seaside's high-quality YIT Homes are located by the sea, as the name suggests. High-quality interior design materials, large windows, top-class household appliances and modern technical building systems, such as underfloor heating and cooling, create a great setting for maritime living. Special attention has been paid to the smoothness of everyday life: examples of this include the wide sliding door cabinets and the walk-in wardrobes.

Space for shared moments

The heart of the home consists of the living room and the open-plan kitchen, which is a stylish interior design element as such. The spacious living room is the place

to create pleasant memories of shared moments and cooking sessions with family and friends. In summer, the space extends seamlessly through a glass sliding door to a glazed balcony or a terrace. Learn more about the professionally designed interior design themes on pages 14–23.

Spacious balcony, rooftop terrace or private yard

On the balcony or rooftop terrace of your dreams, you can enjoy your morning coffee, admire the sunset and watch the city lights come on in the evening. After sauna, your balcony or terrace or the terrace of the building's sauna facilities, with their sea views, is the perfect place to cool off! The first-floor homes, which open to the sea, have a spacious private yard. The yard is above the street level and the glass railings allow unobstructed sea views, lying in a hammock or riding an exercise bike, for example!



- Large windows and plenty of natural light
-
- Some homes have unobstructed sea views
-
- A sliding glass door to a spacious glazed balcony or terrace
-
- The first-floor homes have a large yard, which opens to the sea
-
- Comfortable underfloor heating and cooling
-
- Own sauna, apart from the smallest 1-bedroom apartments
-
- Heating complemented with ceiling radiators in some of the homes

[yit.fi/en/seaside](https://www.yit.fi/en/seaside)

You can choose your new home's interior design from three themes

The price of the new YIT Home always includes high-quality interior design materials and household appliances. You can choose from three professionally designed interior design themes: white, light-coloured or dark-coloured. You can combine materials in different themes to create a home that pleases you. Learn more: yit.fi/en/interior

When the apartment sale transaction is completed, you will receive the login credentials for the YIT Plus Studio service. There, you can sample and choose the interior design materials and household appliances for your home. Learn more: yit.fi/en/studio



Some of Seaside's open-plan kitchens fulfil the home chef's dreams: they have both a built-in oven and a combination oven, allowing you to prepare several delicious dishes at the same time. Indicative visualisation of apartment A 72, 77.5 m², 13th floor.

Highlights from your new home

- ♥ Wide plank parquets in the living spaces
- ♥ Luxurious quartz composite countertops and bottom-mounted sinks in the kitchen
- ♥ Integrated household appliances, most kitchens have provision for a wine refrigerator
- ♥ The fully retractable mechanism of the kitchen corner cabinet makes it easy to reach kettles and bowls

Light – classical minimalism

The basic pillars of the Scandinavian style are light freshness, timeless elegance and clear geometry. Clear concepts and measured minimalism. Soothing subdued elegance in all its simplicity.



📍 In the Light-themed kitchens, the high-quality black ceramic countertops and black details create a contrast to the matt-white doors. Indicative visualisation of apartment A 83, 103 m², 15th floor.

Mist – elaborate harmony

Harmony of shades and shapes. Stylisation with colours and materials – the power of contrasts. Depth and soft warmth with closeness to nature. The combination of peace and tranquillity brings true balance to the soul.



➤ The main colours of the Mist-themed kitchen are the oak shade of the special veneer doors and the white of the quartz countertops. An additional touch of luxury is provided by shades of steel and chrome. Indicative visualisation of apartment A 74, 48.5 m², 13th floor.

Night – intensive appeal

Colour is an eye-catcher and creates an intense atmosphere. Strong details, deep tones and strong visual character. Sensual spaces with bold and skilful use of colours and textures.



📍 Night-themed kitchens have black special veneer doors and Carrara Quartz countertops. The black details add an elegant edge to the design. Indicative visualisation of apartment A 73, 92.0 m², 13th floor.



Take action well in advance and you get the chance to choose the colour of the bathroom tiles from three different options as well as a black or chrome-coloured theme.

Seaside's bathrooms are very high-quality, carefully designed bathroom modules. The bathroom modules meet the requirements for high-quality housing and are built indoors at the factory, protected from the weather, in order to ensure the best construction environment. Reproducibility and industrial manufacturing enable a consistent quality level in bathroom modules, where every detail is polished to perfection.

- ♥ Bathroom ceiling lighting fixtures have a dimmer
- ♥ Light enters the sauna beautifully through the wall that is partially glass
- ♥ Sauna benches are made of alder
- ♥ The sauna stove control unit in the bathroom is easy to use
- ♥ Modern wall-mounted toilet seats



Spa atmosphere down to the smallest details: 30 x 60 cm wall and floor tiles, a wall-mounted toilet seat, a rainfall shower and a line drain. The separate toilet has a mosaic floor. The theme images in this spread are indicative visualisations.



The key facts about your home's financing

Financing solutions

Affordable payment terms

YIT's 20% financial benefit means that, upon signing the sale agreement, you will pay only 20% of the future apartment's debt-free price. The remainder of the sales price is only due closer to your new home's completion. You can sign a deed of sale during early construction, but you will be given time to arrange further financing.

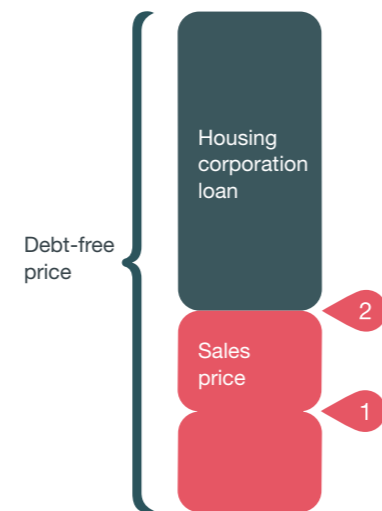
Learn more: yit.fi/en/financing

Flexible housing corporation loan

You can become a homeowner by paying only the sale price of the apartment. The remainder of the debt-free price is paid to the housing company monthly as a capital charge. You can also pay the housing corporation loan share to the housing company either in full or in instalments when the apartment is completed or later. A housing corporation loan is suitable for those who do not want to commit to a personal bank loan. Usually, for the first 1–3 years after the apartment has been completed, you will only pay the interest on the housing corporation loan, leaving you with more money for things like furnishing your new home. The apartment can be sold more easily if it is subject to a housing corporation loan. Learn more: yit.fi/en/housing-loan

Optional lease plot

When you are buying a YIT Home built on an optional lease plot, you can pay your share of the plot immediately to the housing company. However, if you don't want to invest your assets in the plot, you can pay a monthly lease plot charge and purchase your new home with less initial capital. Remember that the payment of the lease plot charge does not reduce the redemption price of the plot share. You can decide on the plot redemption yourself, regardless of what the other shareholders do. Learn more: yit.fi/en/leaseplot



1. You will pay only 20% of the apartment's debt-free price upon signing
 2. You will pay the rest of the sales price before moving in
- You can pay the housing corporation loan share when the apartment is completed or later.

The plot share is redeemed	The plot share is not redeemed
Apartment price EUR 100,000	Apartment price EUR 100,000
Redemption of the lease plot EUR 19,000	Monthly housing costs Maintenance charge: EUR 100
Monthly housing costs Maintenance charge: EUR 100	Lease plot charge: EUR 25
	Total: EUR 125

If you redeem the plot share, you will no longer have to pay your share of plot lease, so your living expenses will be reduced. If you decide not to redeem the plot share, you will pay a lease plot charge.

Benefits and services for home buyers

As a member of Kotipiiri, you are a priority

Kotipiiri is YIT Homes' customer register

When you join Kotipiiri, you will be among the first to know when you can start reserving homes that you are interested in. Kotipiiri also allows you to choose your home from a wider selection. Join our register with the housing company's online form.

Reserving an apartment is effortless

You can easily make an online reservation for an apartment in a building that is currently in premarketing or under construction. Advance reservation is not binding and the reservation can be cancelled for free, unless otherwise stated. If your future home is already under construction, we can complete the sale soon after the reservation.

Digital apartment sales

Remote meetings with our sales agents are easy to arrange, and we will send you the sales materials to look over in advance. The deed of sale can be signed electronically – we have already signed many sales this way.

YIT Plus

All info in one place

YIT Plus is a service for YIT Home owners that digitally collects all information about the home in one place. All the important documents from the floor plan to appliance instructions are safely stored in YIT Plus, so you can forget about looking for lost papers. You will receive login credentials for the service in connection with closing the sale.

Choose your home's interior design

In YIT Plus Studio, you can sample and choose the interior design materials and household appliances for your home. YIT Plus Studio also provides you with a 3D model of your home to help you preview the dimensions and colours of the rooms. Learn more: yit.fi/en/studio

Fast maintenance requests and housing company bulletins

If you need help from the maintenance company or property manager, you can quickly and easily send a message through YIT Plus and monitor the progress of your service request. You can also stay up to date on the most important information and events related to your housing company and apartment.

Monitor your home's water consumption

YIT Plus makes it easy to monitor your household's water consumption! By reducing water consumption, you help nature and save money.

Everything you want to know about your future housing company

Housing company

Asunto Oy Espoon Seaside
Keilaniementori 3, 02150 Espoo

The housing company is a 15-storey residential apartment building with two stairwells and elevators and a basement.

Local detailed plan

The area has an approved local detailed plan. The City of Espoo's urban environment division can provide further information.

Plot

City:	Espoo
City district:	10
Block:	30
Plot:	14

The plot is an optional lease plot, which is leased with a long-term lease agreement from Suomen Asunnot ja Tontit I Ky. The shareholder has the right to redeem their apartment's share of the plot twice a year during the first two years and then once a year. Learn more about plot ownership: yit.fi/en/leaseplot

Apartments

2 rooms+kitchen	48–48.5 m ²	12 apts.
2 rooms+kitchen+sauna	53.5–54.5 m ²	13 apts.
3 rooms+kitchen+sauna	74.5–118.5 m ²	42 apts.
3 rooms+kitchen+sauna+workspace	74+49 m ²	1 apt.
3 rooms+kitchen+sauna+workspace	75.5+42 m ²	1 apt.
4 rooms+kitchen+sauna	96.5–103 m ²	14 apts.

A total of 83 apartments.

Commercial premises

The housing company has a 34.5-m² commercial space. The space is not suitable for use as a restaurant or a hair-dresser's salon.

Architectural design

Sarc Architects Ltd

Terraces and balconies

The terraces of the first-floor homes have high terrace glazing. The homes on the upper floors have a spacious, fully glazed balcony. The top glass panes of the balconies can be moved and opened, if necessary. Some of the homes on the 14th and 15th floors have full glazing in some areas of the terrace. The balconies have dark grey carpet and the terraces have a wooden composite board floor. Balconies and terraces have power outlets that allow you to arrange their lighting, for example, according to your wishes. Buying a balcony/terrace heater extends the balcony/terrace usage period well into autumn.

Parking

Your own parking space in Seaside's parking hall guarantees good conditions for your car! The possibility to take an elevator from your home floor directly to the parking hall floor is a genuine everyday luxury.

All 19 parking spaces of the housing company are located on Seaside's plot in an unheated parking hall under the yard deck. Of these, 17 will be sold separately as shares. Two accessible parking spaces (parking spaces for people with reduced mobility) will be managed by the company. In addition to Seaside's own parking spaces, an underground parking facility will be completed in Keilaniemi in 2026, offering rental parking spaces.

Electric vehicle charging points

All parking spaces have the infrastructure necessary for the charging of electric vehicles. People who have their own parking space can get a charging device for the space.

Housing company's shared spaces and technical premises

On the basement floor, there is a lounge with two separate workspaces of approximately 5.8 m², sauna facilities with a terrace, a laundry room, a drying room, an outdoor equipment storage room, some of the apartment-specific storage

Seaside residents can use the elegant lounge and sauna facilities with a terrace that opens to the sea and the Rantaraitti hiking and cycling route. Indicative visualisation (according to the plans that existed on 1 April 2023).



units as well as technical facilities. The pram storage room, the second outdoor equipment storage room and the rest of the apartment-specific storage units can be found on the first floor. The plan is to arrange a shared water sports equipment storage room for Seaside and the neighbouring Skyline, for SUP boards and kayaks, for example.

Yard and environment

In the yard, there is a cosy playground for children with a swing and a sandbox. Adults are not forgotten either: the yard also has comfortable seating areas. There is also a waste room with a green roof.

Energy solution and efficiency

Seaside has underfloor heating connected to the district heating network. In some homes, underfloor heating is complemented with a ceiling radiator panel. To alleviate the summer heat, the homes have floor cooling. As the owner of a new home, you will receive an energy certificate that provides information on the building's energy efficiency and tells you the building's energy efficiency rating. Seaside's energy efficiency rating is B.

Internet connection and cable TV

Seaside homes make life more comfortable, whether you want to work remotely or enjoy a streaming service movie night! The maintenance charge includes a 50 Mbps internet connection and cable TV provided by Elisa.

There is also a Wi-Fi router in each apartment. You can easily sign up as an Elisa user using the YIT Plus service market.

Safe locking system

All of the housing company's locks are smart iLOQ locks. You only need one key, which is programmed with the necessary access rights. If you lose your key, the locks do not need to be replaced, because the access rights can quickly and easily be removed from the key. An iLOQ key does not need batteries as the necessary energy is generated by inserting the key in the lock.

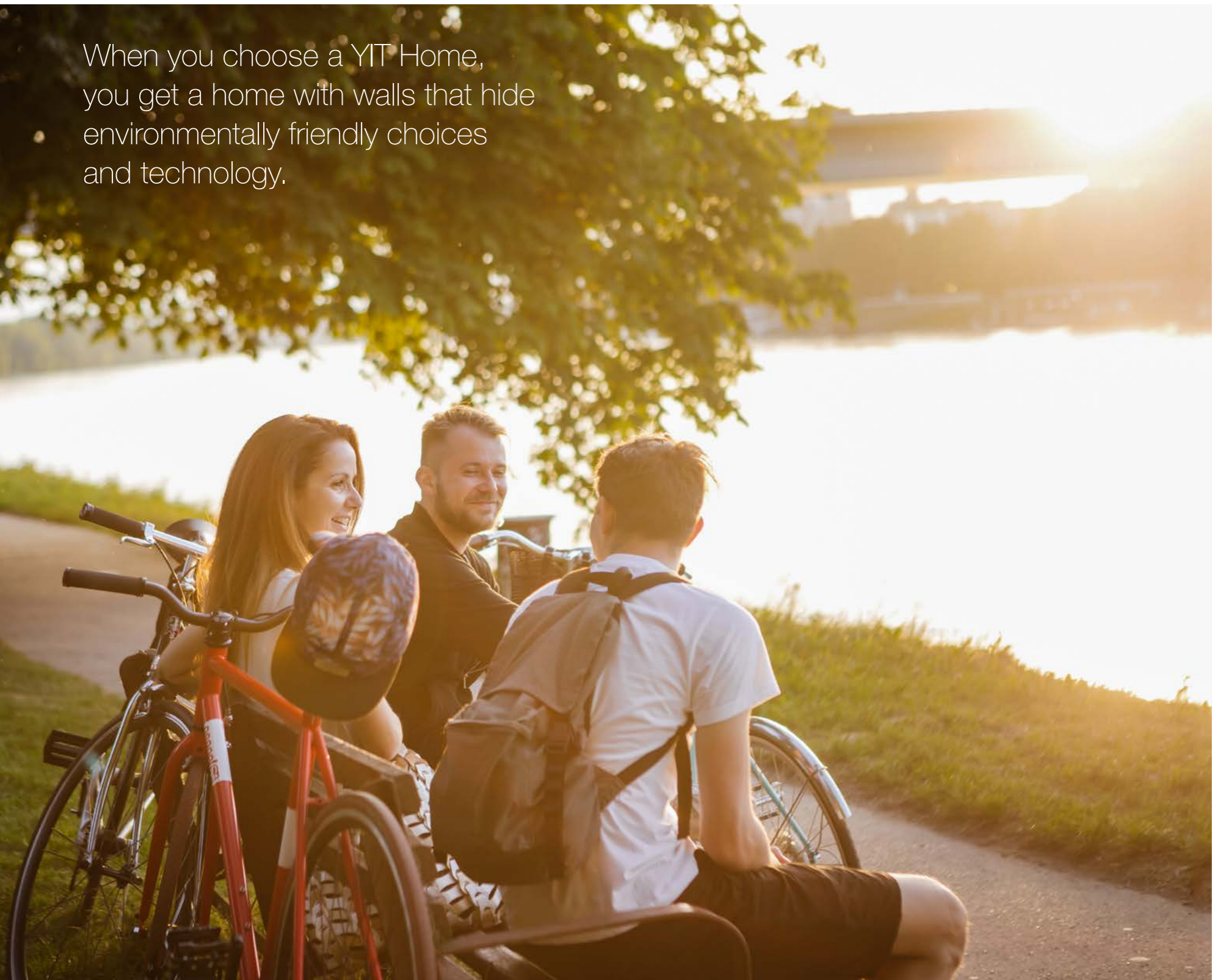
Digital bulletin board and reservation system

The digital One4all bulletin board makes it easy for the housing company to communicate with its residents. The bulletin board provides up-to-date bulletins and service market benefits. The service also includes a reservation calendar for shared facilities that is easy to use via YIT Plus. From the calendar, you can easily book a sauna or a lounge workspace for the day that best suits you.

State-of-the-art technical building systems

The apartments have hydronic underfloor heating and cooling, which ensures even, draught-free indoor heating and cooling. The fact that there are no radiators creates a sense of spaciousness and increases interior design possibilities. In addition, balconies have provision for an air source heat pump if you want additional cooling for the summer days.

When you choose a YIT Home, you get a home with walls that hide environmentally friendly choices and technology.



Our environmental acts

In 2019, we committed to halve the material emissions of our residential buildings by 2030, and we aim to heat YIT Homes carbon neutrally.

Here's how we strive to reach our goals in Espoon Seaside:



Emission calculation

Carbon footprint calculation guides residential construction to choose more environmentally friendly materials, for example.



Renewable electricity at construction sites

Wind-generated electricity is the only source of energy used at construction sites.



Recycling at construction sites

At least 75% of the construction waste at a construction site is being sorted for recycling.



Water consumption

Apartment-specific monitoring of consumption in YIT's own service channel (YIT Plus) helps in water-saving.



Recycling at a housing company

The process of sorting waste for recycling is tidy and efficient thanks to modern recycling points in housing companies.



Water fixtures

Kitchens, bathrooms and toilets are equipped with water-saving water fixtures such as taps.



Electric vehicle charging points

All the parking spaces include the option to install a charging point for an electric vehicle, which makes the installation of the charging device possible as needed.



Monitoring of technical building systems

YIT's Valvomo (Control room) service takes care of, for example, the energy-efficient use of ventilation and heating.



Waste sorting system at home

Kitchens are equipped with a waste sorting system to help with recycling.

Easy and sustainable living in YIT Homes

A modern urban home enables you to live ecologically. There are a good selection of services nearby, public transport connections are excellent and the glazed balconies and the terraces have space for creating your own green oasis.

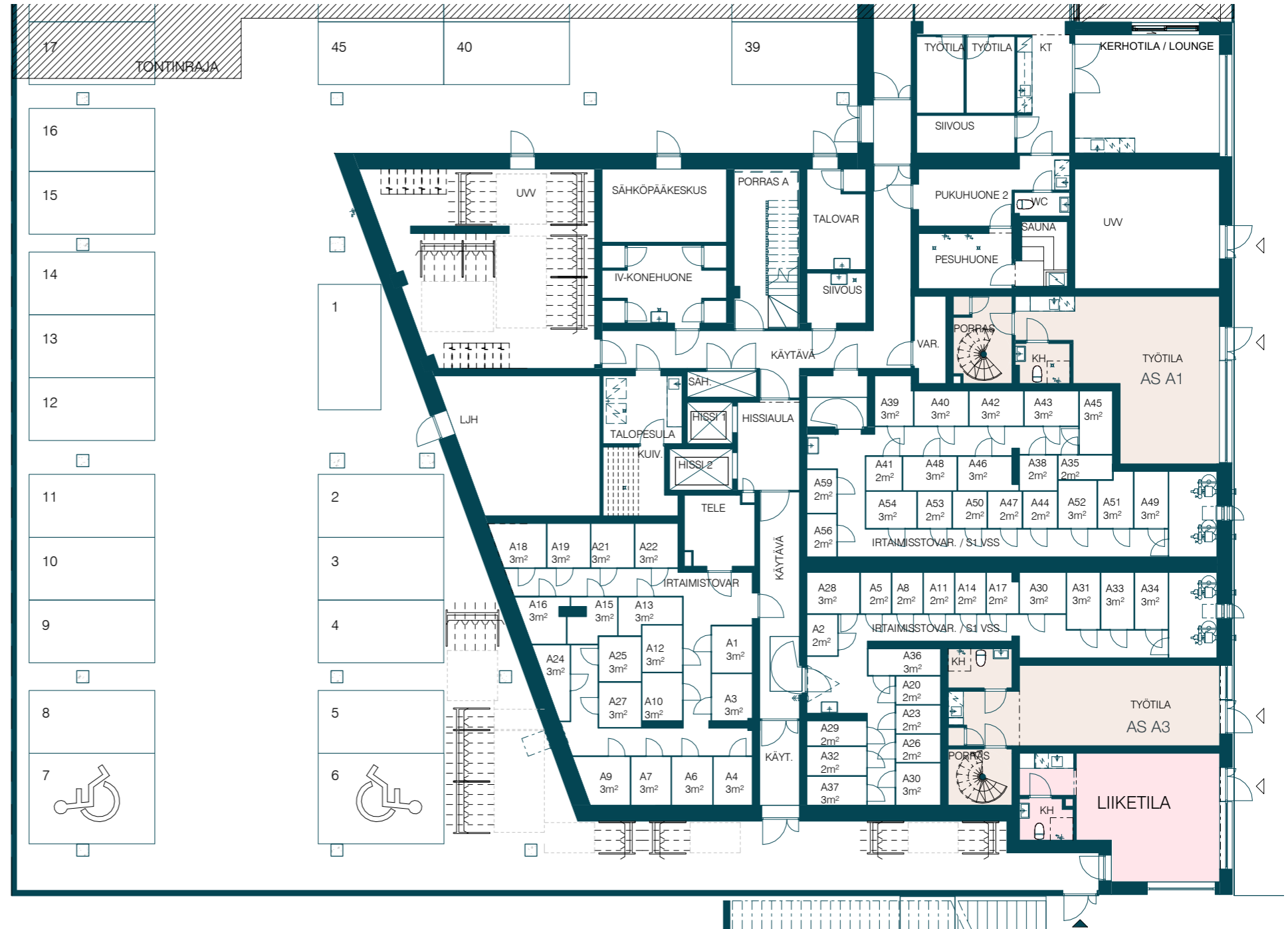


See what you can find nearby

- 1 Shop
- 2 Shopping centre
- 3 School/upper secondary school
- 4 Otaniemi
- 5 Didrichsen Art Museum
- 6 Water sports centre
- 7 Keilalahti marina
- 8 Espoo City Theatre
- 9 Espoo Cultural Centre
- 10 Keilaniementori
- 11 Kino Tapiola
- 12 Cultural centre and restaurant Hanaholmen

Basement floor

1:200 5m



1st floor

1:200 5m

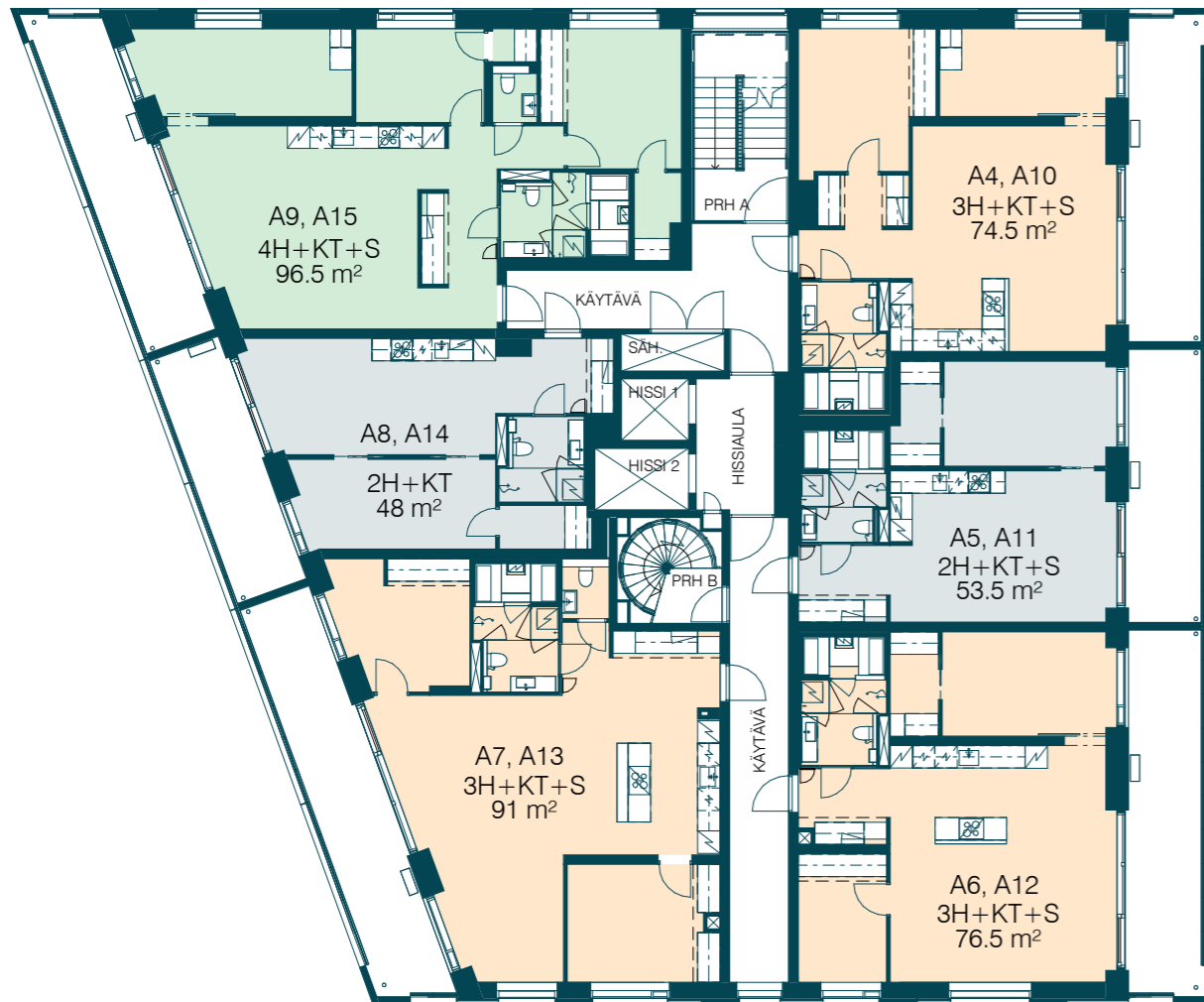
● 2 rooms ● 3 rooms ● 4 rooms



2nd–3rd floors



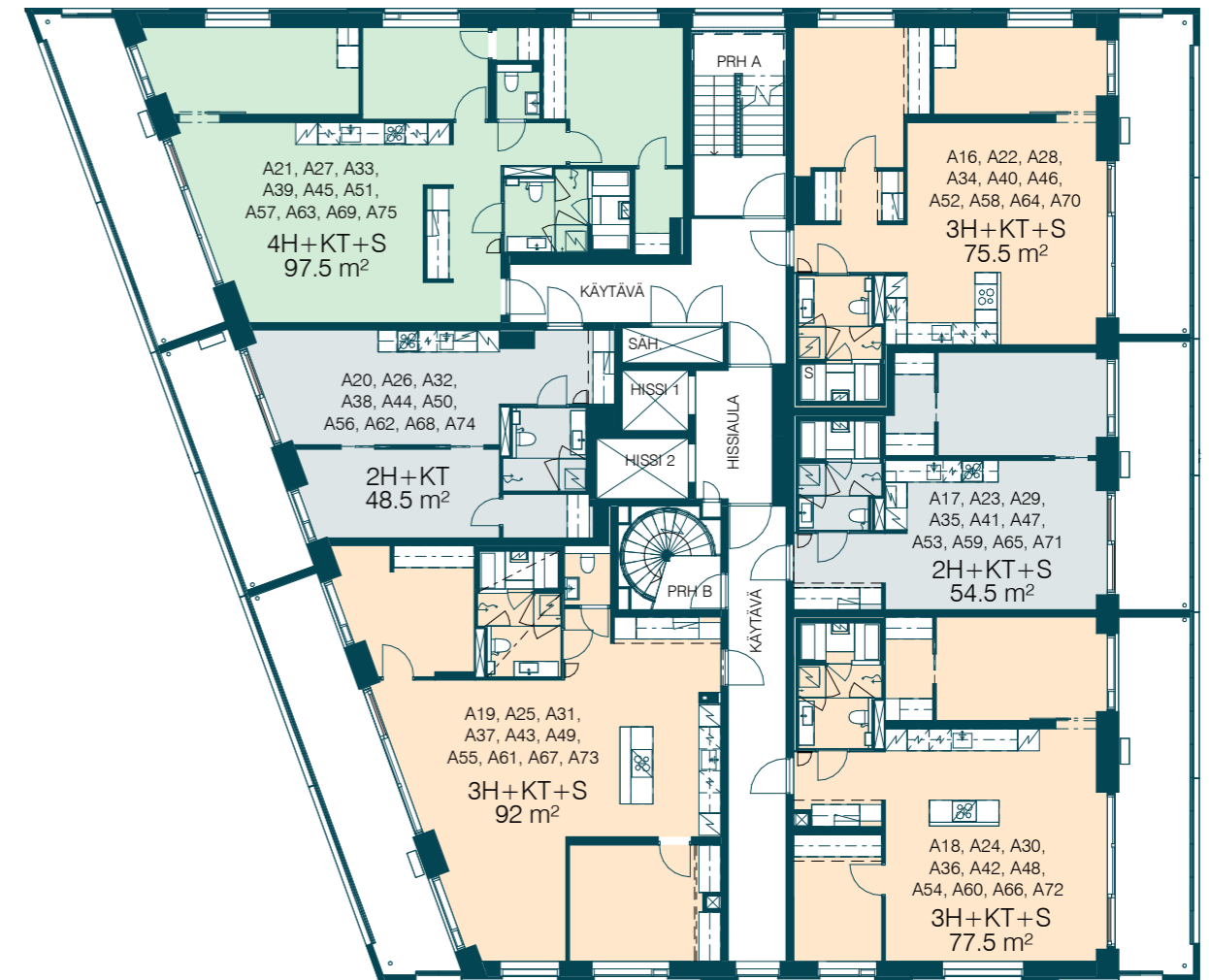
● 2 rooms ● 3 rooms ● 4 rooms



4th–13th floors



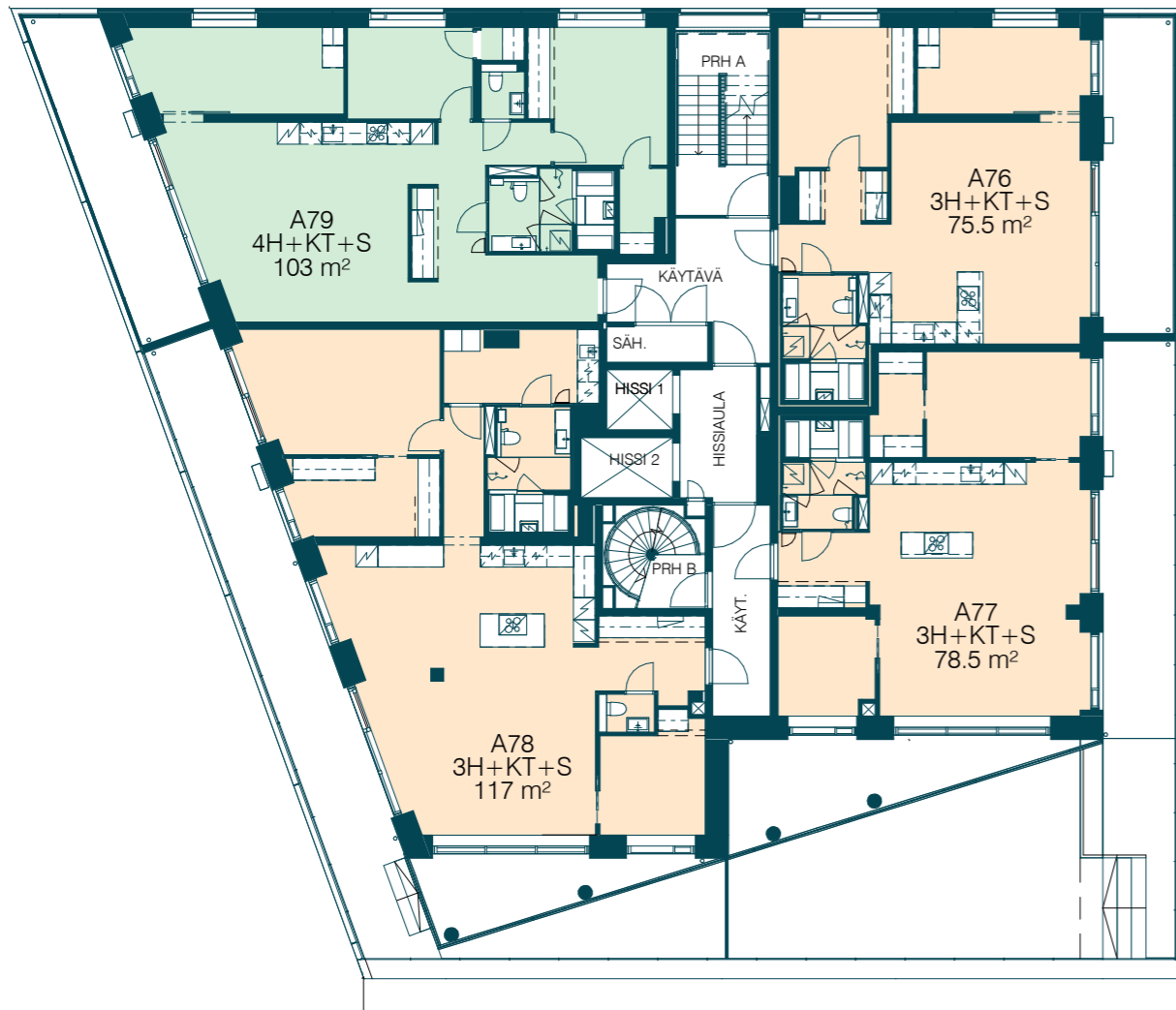
● 2 rooms ● 3 rooms ● 4 rooms



14th floor



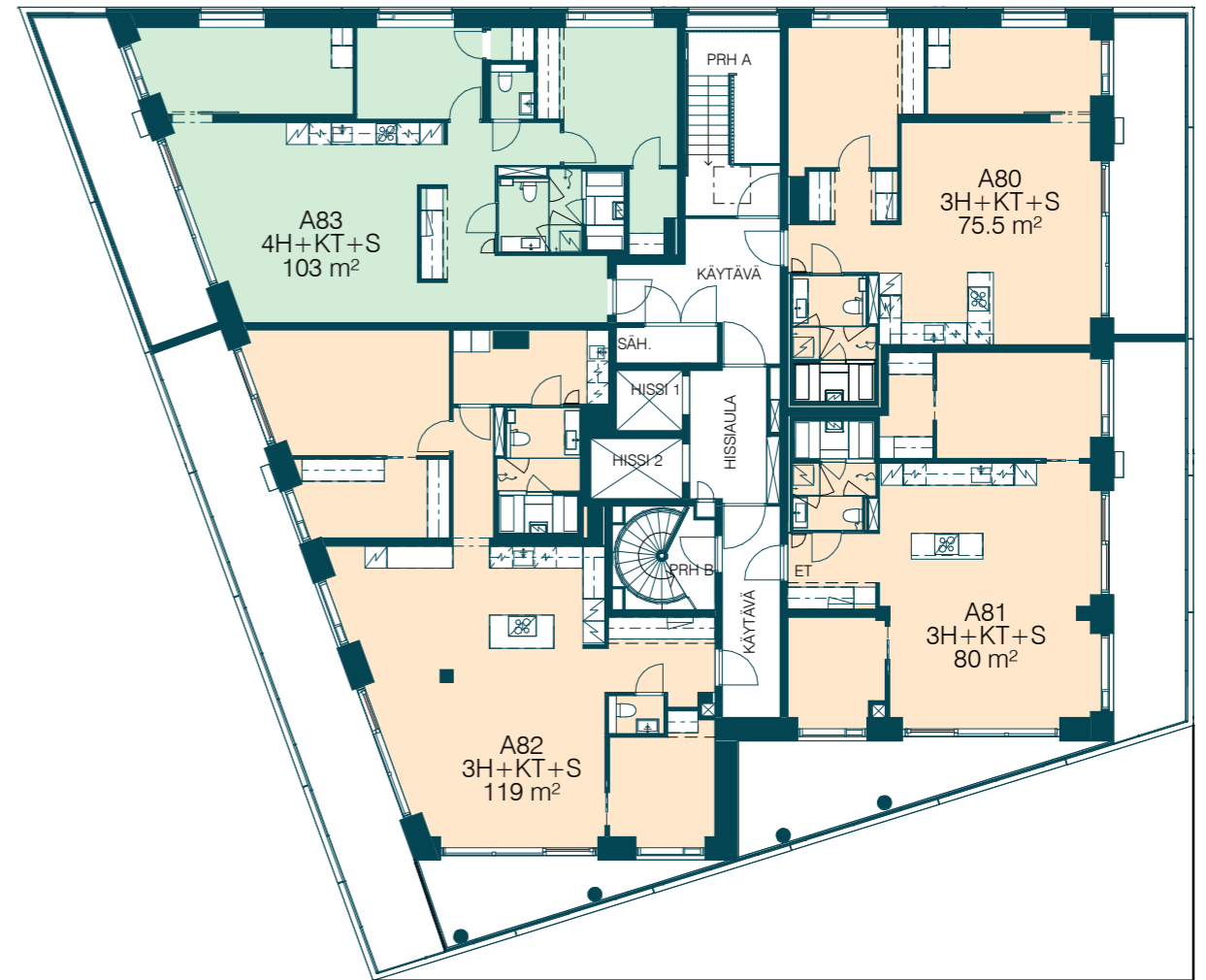
● 2 rooms ● 3 rooms ● 4 rooms



15th floor



● 2 rooms ● 3 rooms ● 4 rooms





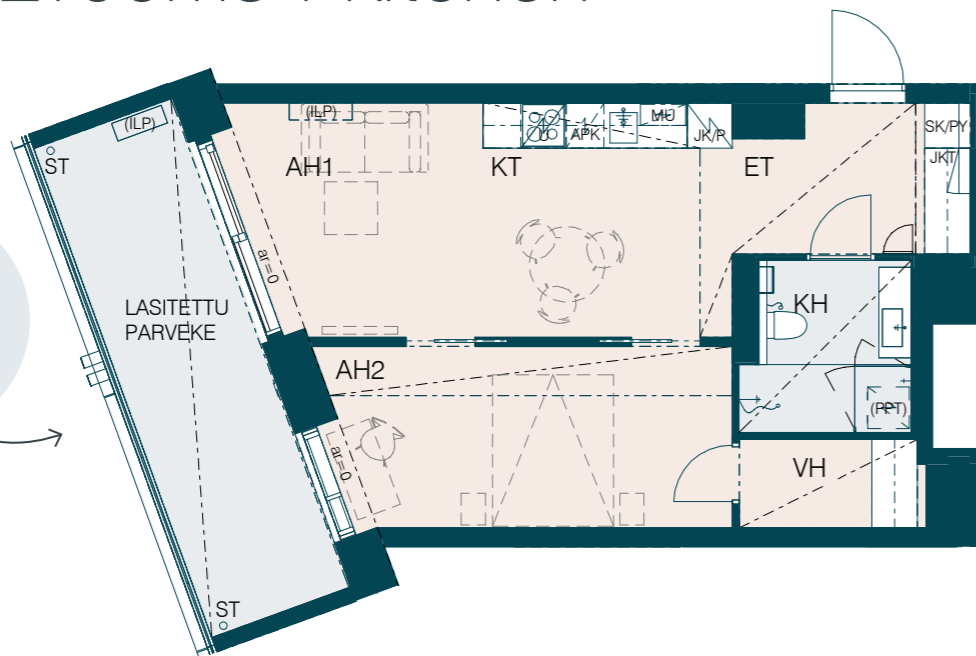
Indicative visualisation of apartment A 74, 48.5 m², 13th floor.

48.0 m² 2 rooms + kitchen

1:100 (1cm = 1m) 5m

A 8 2nd floor
A 14 3rd floor

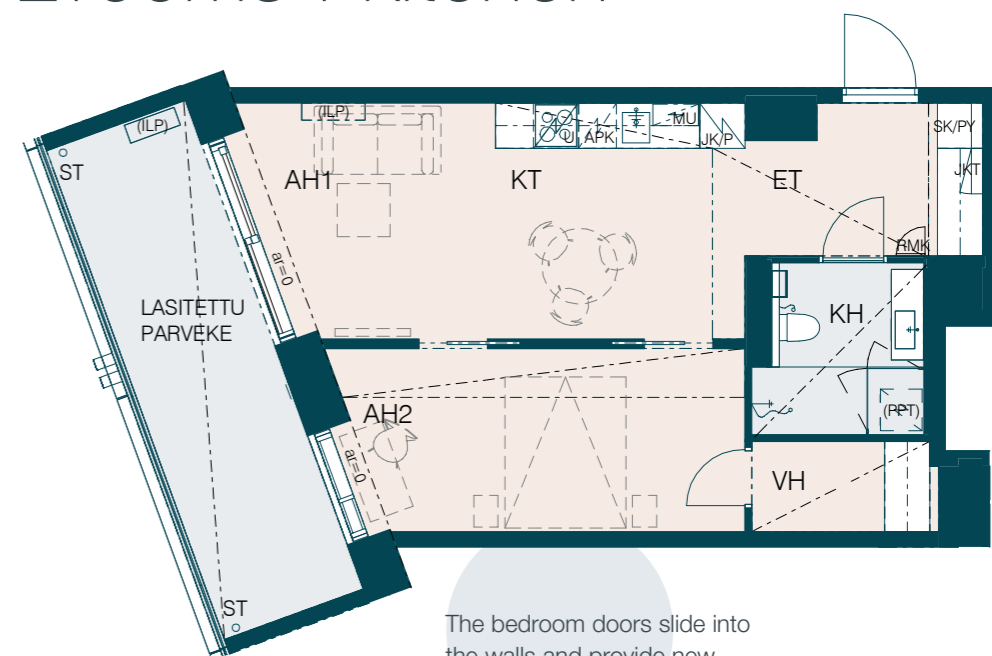
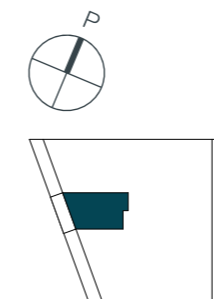
The apartment-wide balcony has plenty of space for a container garden and balcony furniture!



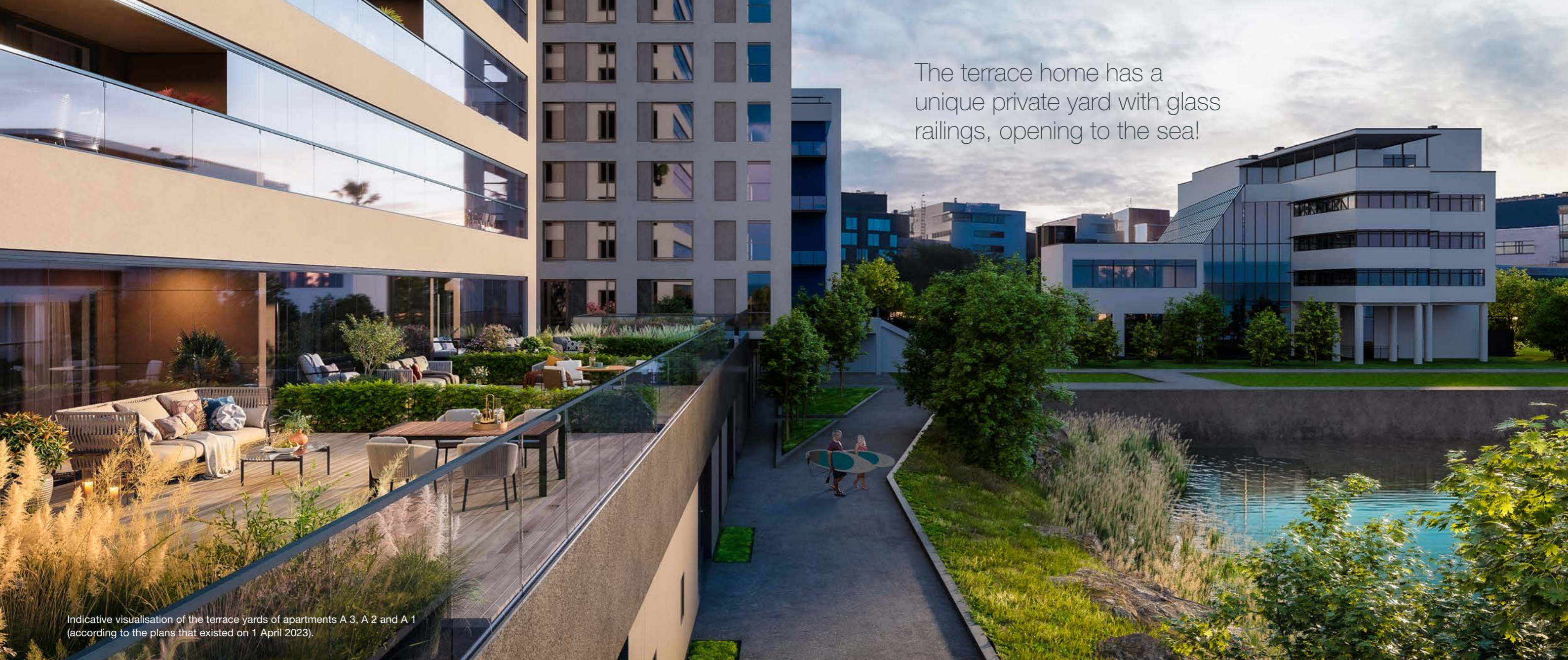
48.5 m² 2 rooms + kitchen

1:100 (1cm = 1m) 5m

A 20 4th floor
A 26 5th floor
A 32 6th floor
A 38 7th floor
A 44 8th floor
A 50 9th floor
A 56 10th floor
A 62 11th floor
A 68 12th floor
A 74 13th floor



The bedroom doors slide into the walls and provide new interior design possibilities.

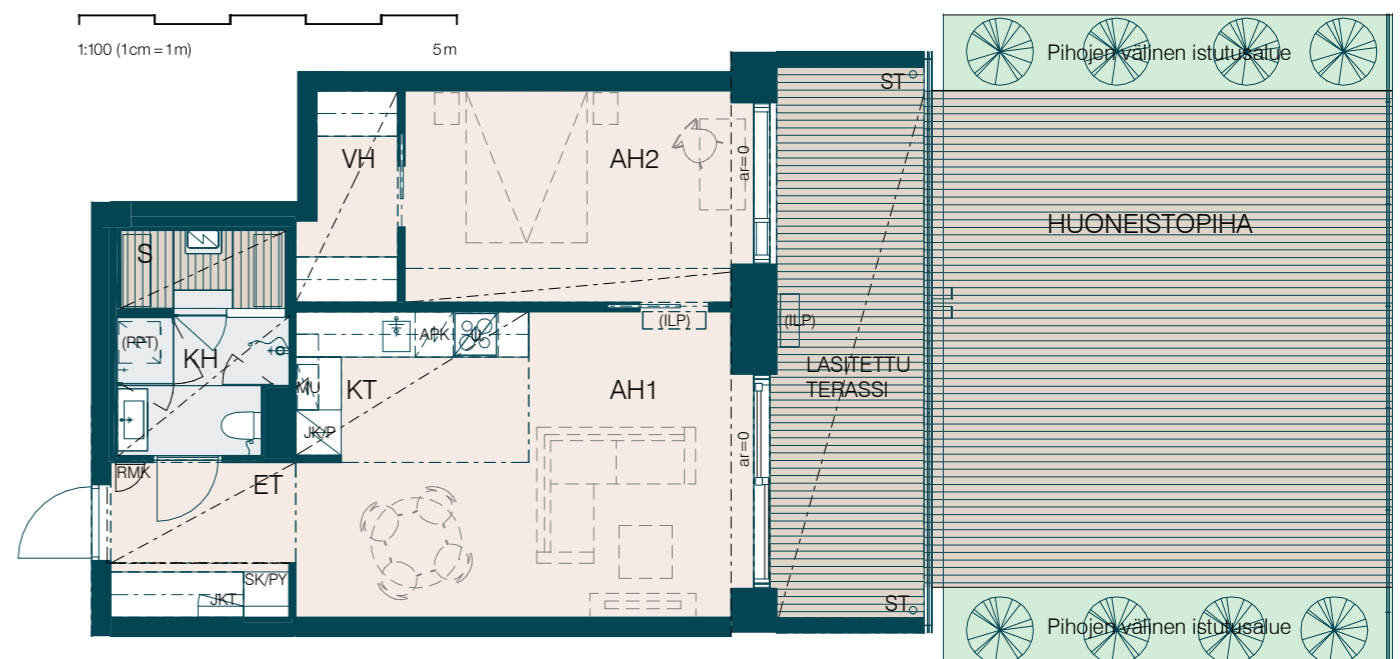
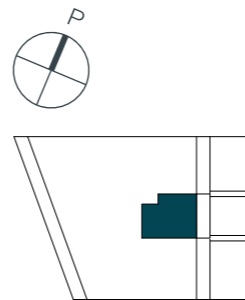


The terrace home has a unique private yard with glass railings, opening to the sea!

Indicative visualisation of the terrace yards of apartments A 3, A 2 and A 1 (according to the plans that existed on 1 April 2023).

53.5 m²
2 rooms + kitchen + sauna

A 2 1st floor





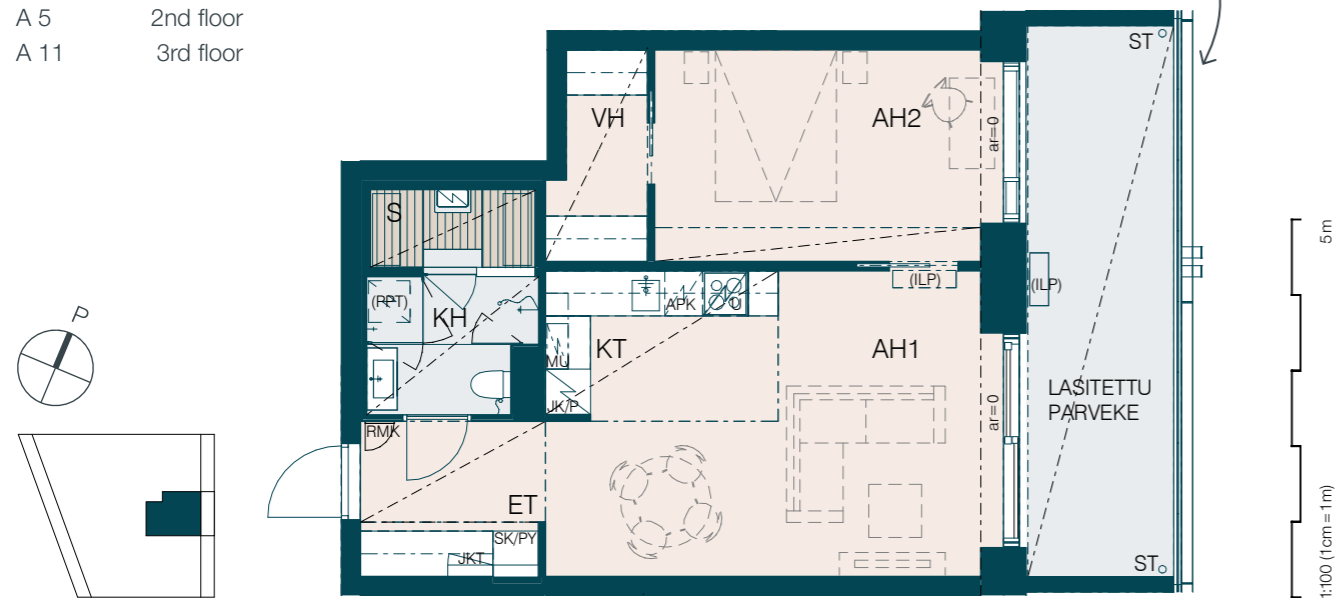
Indicative visualisation of apartment A 71, 54.5 m², 13th floor.

53.5 m²

2 rooms + kitchen + sauna

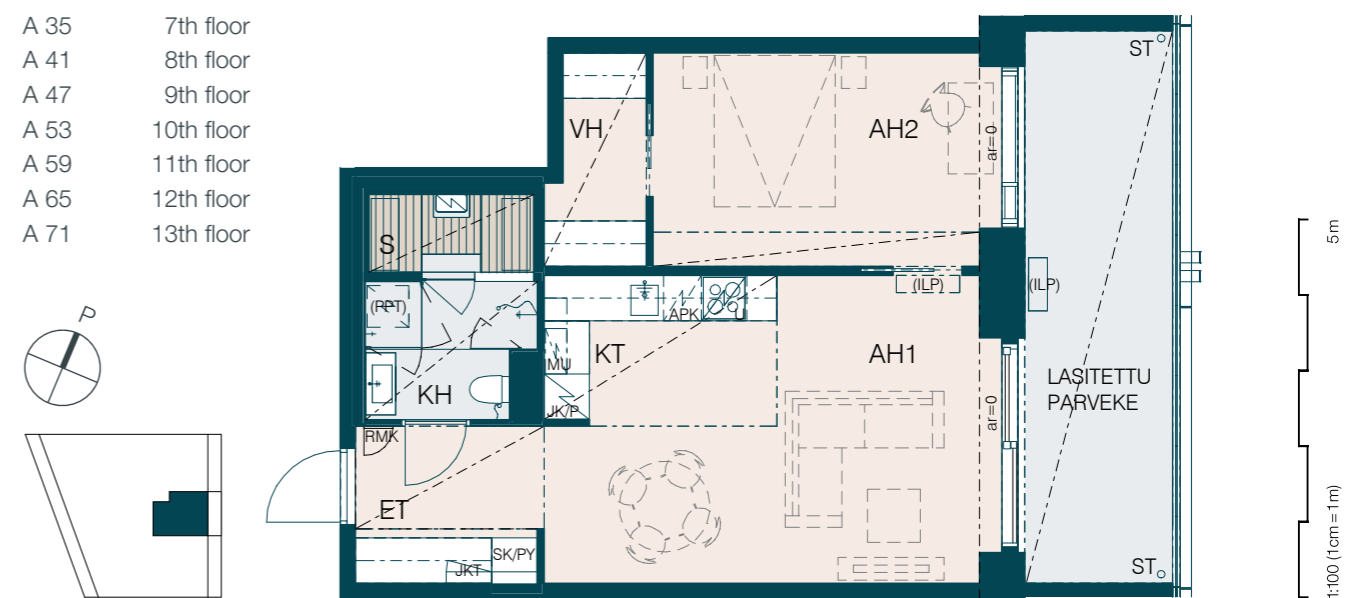
A 5 2nd floor
A 11 3rd floor

What could be better than to cool off after sauna on a glazed balcony looking over the sea?



54.5 m² 2 rooms + kitchen + sauna

A 17 4th floor
A 23 5th floor
A 29 6th floor
A 35 7th floor
A 41 8th floor
A 47 9th floor
A 53 10th floor
A 59 11th floor
A 65 12th floor
A 71 13th floor

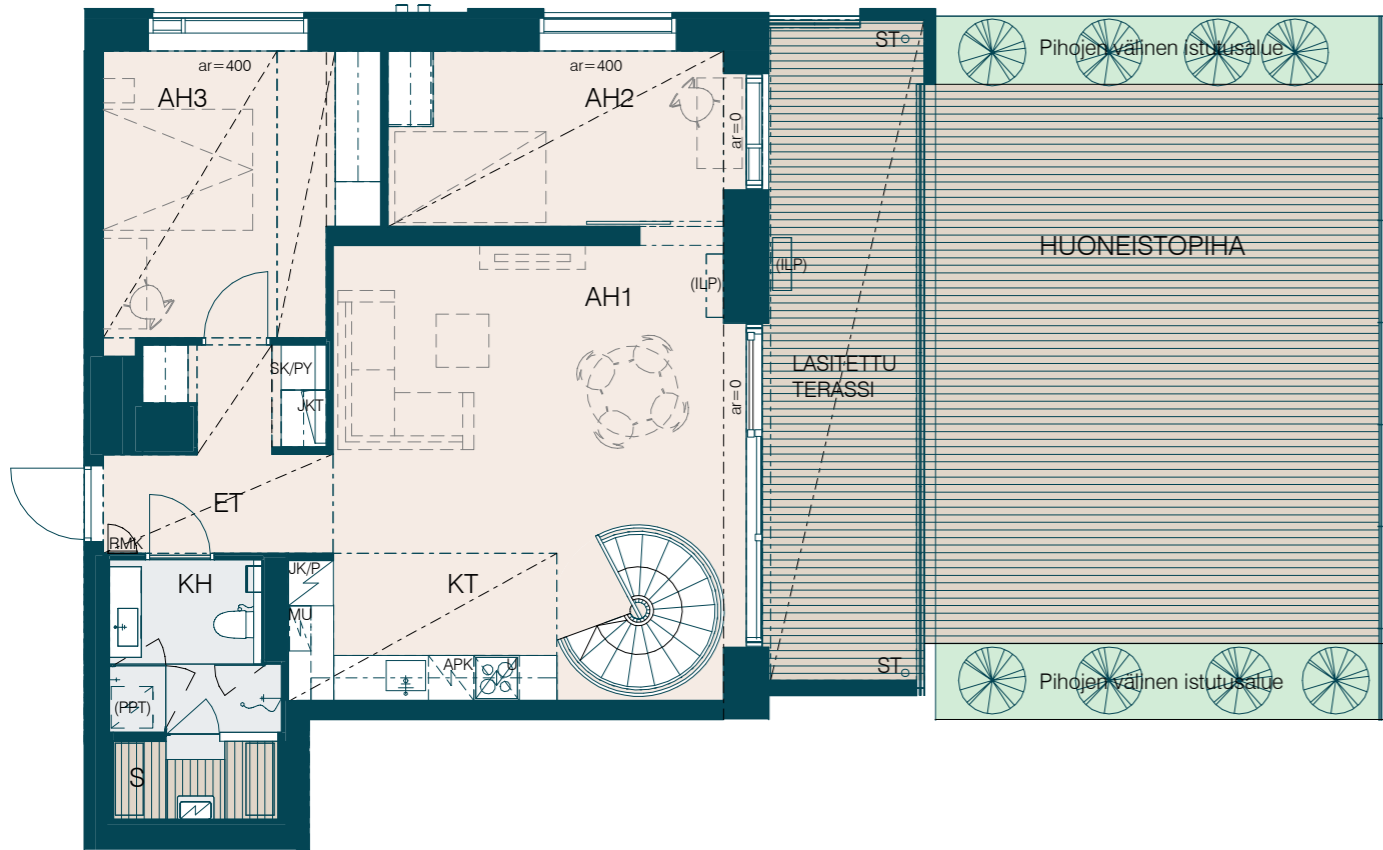
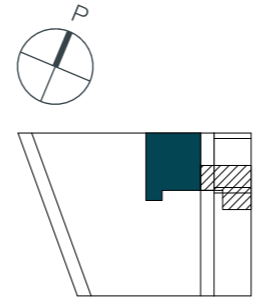


74.0 m² 3 rooms + kitchen + sauna +49.5 m² workspace

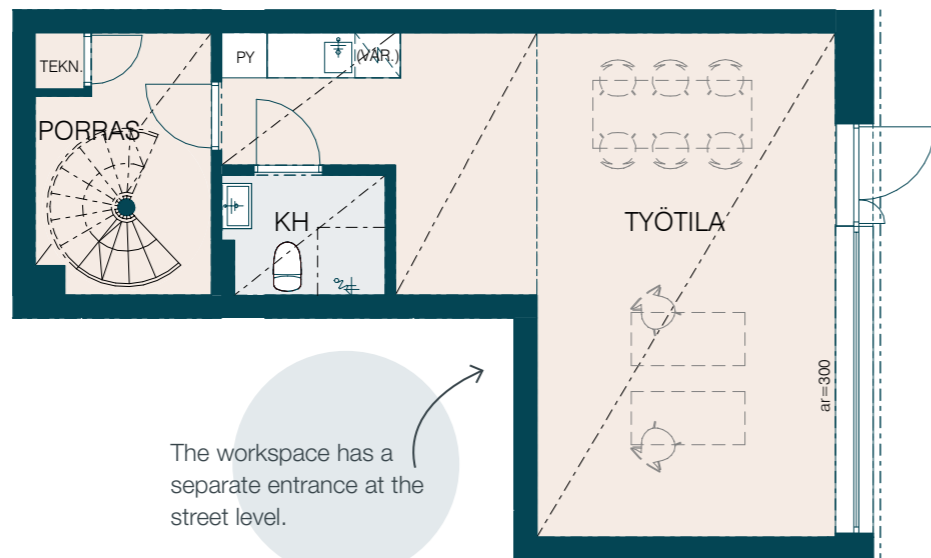
A 1 1st floor + basement floor

Only one apartment with this floor plan!

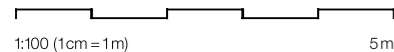
The terrace home has a unique private yard with glass railings, opening to the sea.



A new home and a workspace on floors of their own with unobstructed sea views.



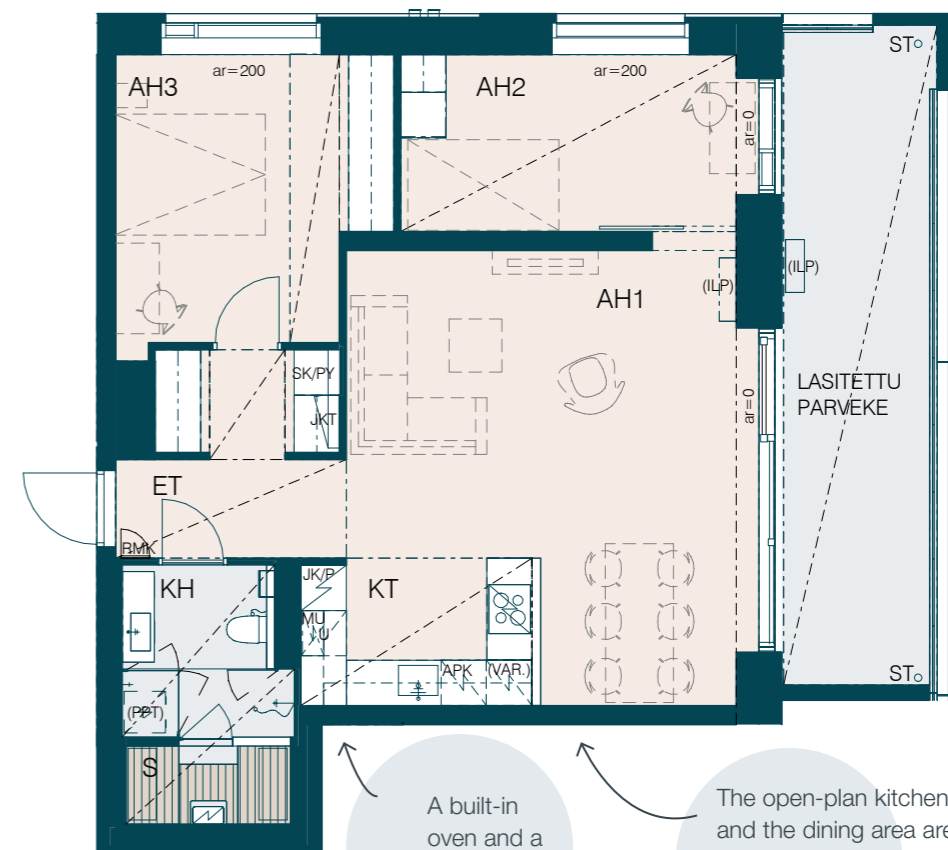
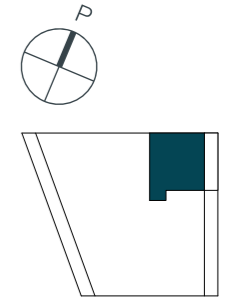
The workspace has a separate entrance at the street level.



74.0 m² 3 rooms + kitchen + sauna

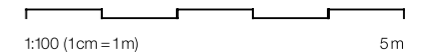
A 4 2nd floor
A 10 3rd floor

What could be better than to cool off after sauna on a glazed balcony with a view?



A built-in oven and a combination oven.

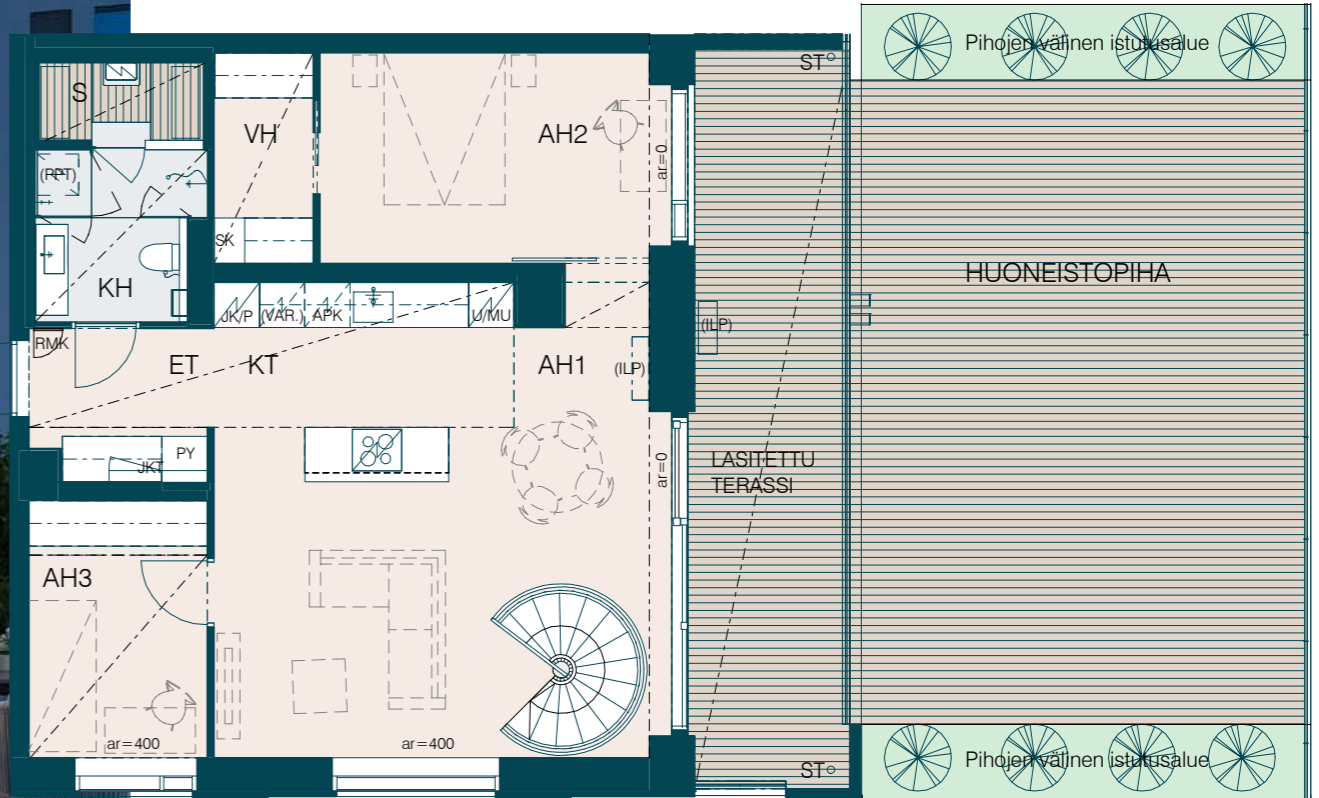
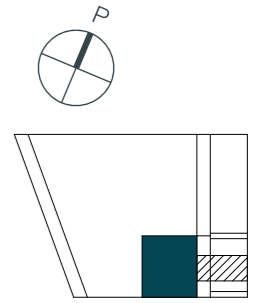
The open-plan kitchen and the dining area are separated by a modern kitchen peninsula equipped with an induction hob with an integrated cooker hood.





75.5 m² 3 rooms + kitchen + sauna
+42.0 m² workspace

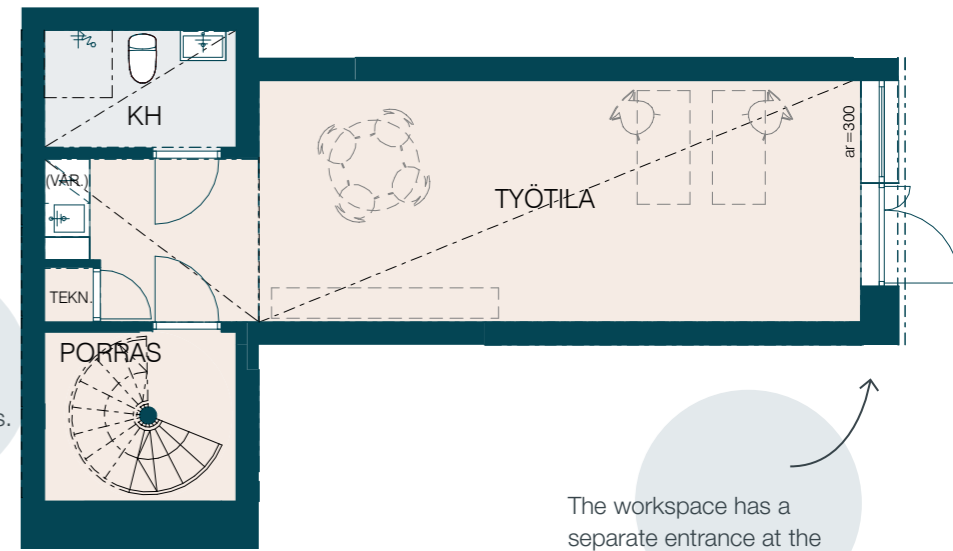
A 3 1st floor + basement floor



The kitchen has a built-in oven and a combination oven and provision for a wine refrigerator.

A new home and a workspace on floors of their own with unobstructed sea views.

Only one apartment with this floor plan!



The workspace has a separate entrance at the street level.

1:100 (1cm = 1m) 5m

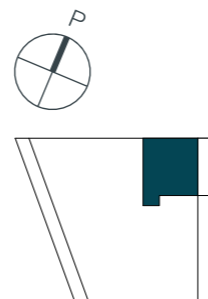
The terrace home has a unique private yard with glass railings, opening to the sea. Indicative visualisation of apartment A 3, 75.5 + 42 m², 1st floor.



➤ The open-plan kitchen and the dining area are separated by a modern kitchen peninsula equipped with an induction hob with an integrated cooker hood. Indicative visualisation of apartment A 70, 75.5 m², 13th floor.

75.5 m² 3 rooms + kitchen + sauna

- A 16 4th floor
- A 22 5th floor
- A 28 6th floor
- A 34 7th floor
- A 40 8th floor
- A 46 9th floor
- A 52 10th floor
- A 58 11th floor
- A 64 12th floor
- A 70 13th floor



Magnificent home with a view and an apartment-wide glazed balcony.

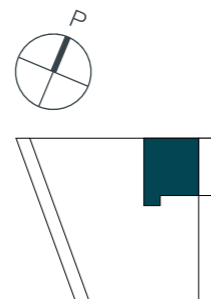
1:100 (1cm=1m) 5m



➤ Seaside's top floors offer unique panoramic views of the sea and Helsinki! Indicative visualisation of apartment A 80, 75.5 m², 15th floor.

75.5 m² 3 rooms + kitchen + sauna

A 76 14th floor
A 80 15th floor



Magnificent home with a view and an apartment-wide glazed balcony.

1:100 (1cm = 1m) 5m

The smaller bedroom can also be used as a home office.
Indicative visualisation of apartment A 72, 77.5 m², 13th floor.

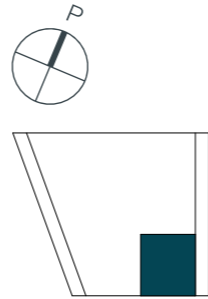


Magnificent home with a view and an apartment-wide glazed balcony.
Indicative visualisation of apartment A 72, 77.5 m², 13th floor.



76.5 m² 3 rooms + kitchen + sauna

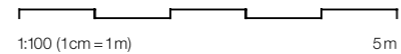
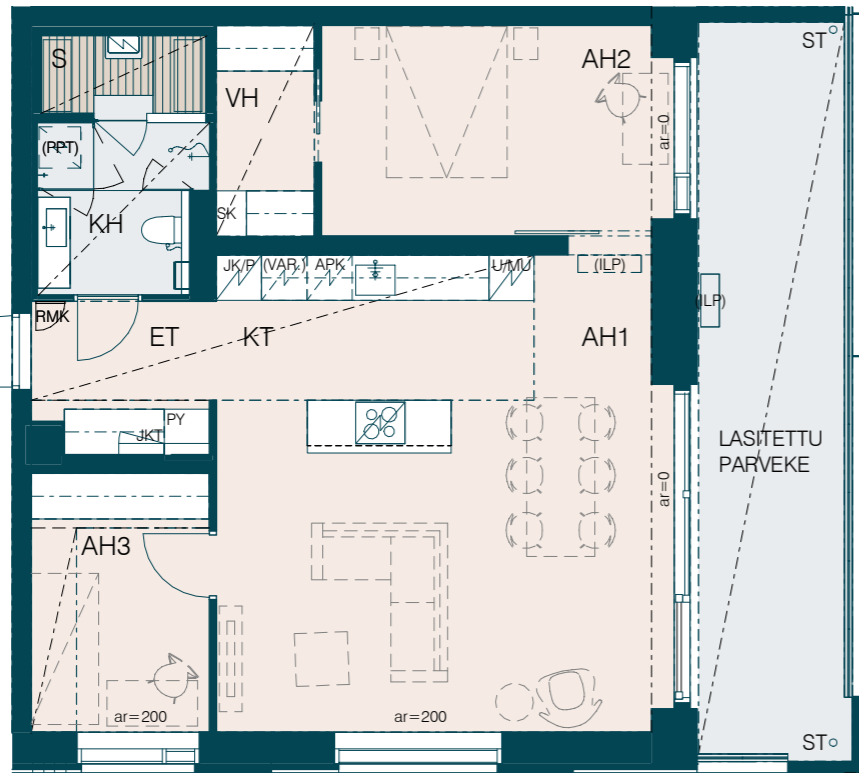
A 6 2nd floor
A 12 3rd floor



The walk-in wardrobe has an ingenious space-saving solution: a door that slides into the wall.

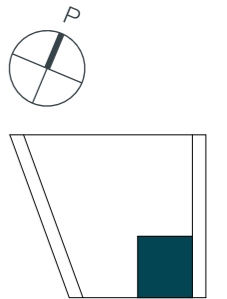
What could be better than to cool off after sauna on a glazed balcony with a view?

The modern kitchen island offers more counter and storage space and is equipped with an induction hob with an integrated cooker hood.



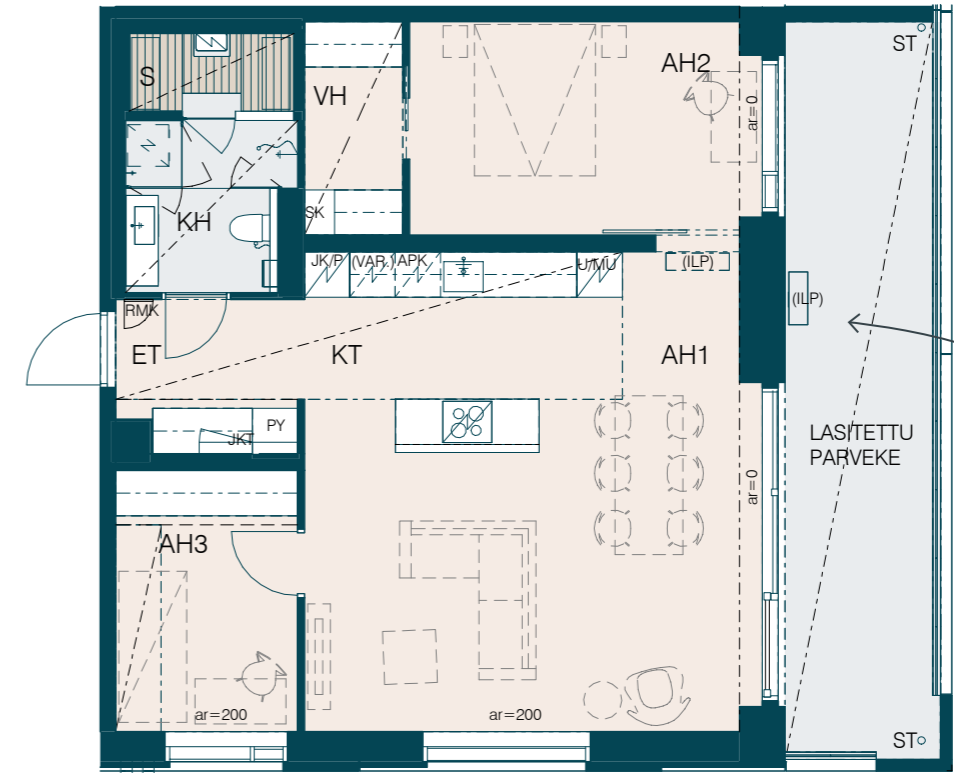
77.5 m² 3 rooms + kitchen + sauna

A 18 4th floor
A 24 5th floor
A 30 6th floor
A 36 7th floor
A 42 8th floor
A 48 9th floor
A 54 10th floor
A 60 11th floor
A 66 12th floor
A 72 13th floor

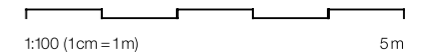


Magnificent home with a view and an apartment-wide glazed balcony.

The kitchen has a built-in oven and a combination oven and provision for a wine refrigerator.



The smaller bedroom can also be used as a home office.

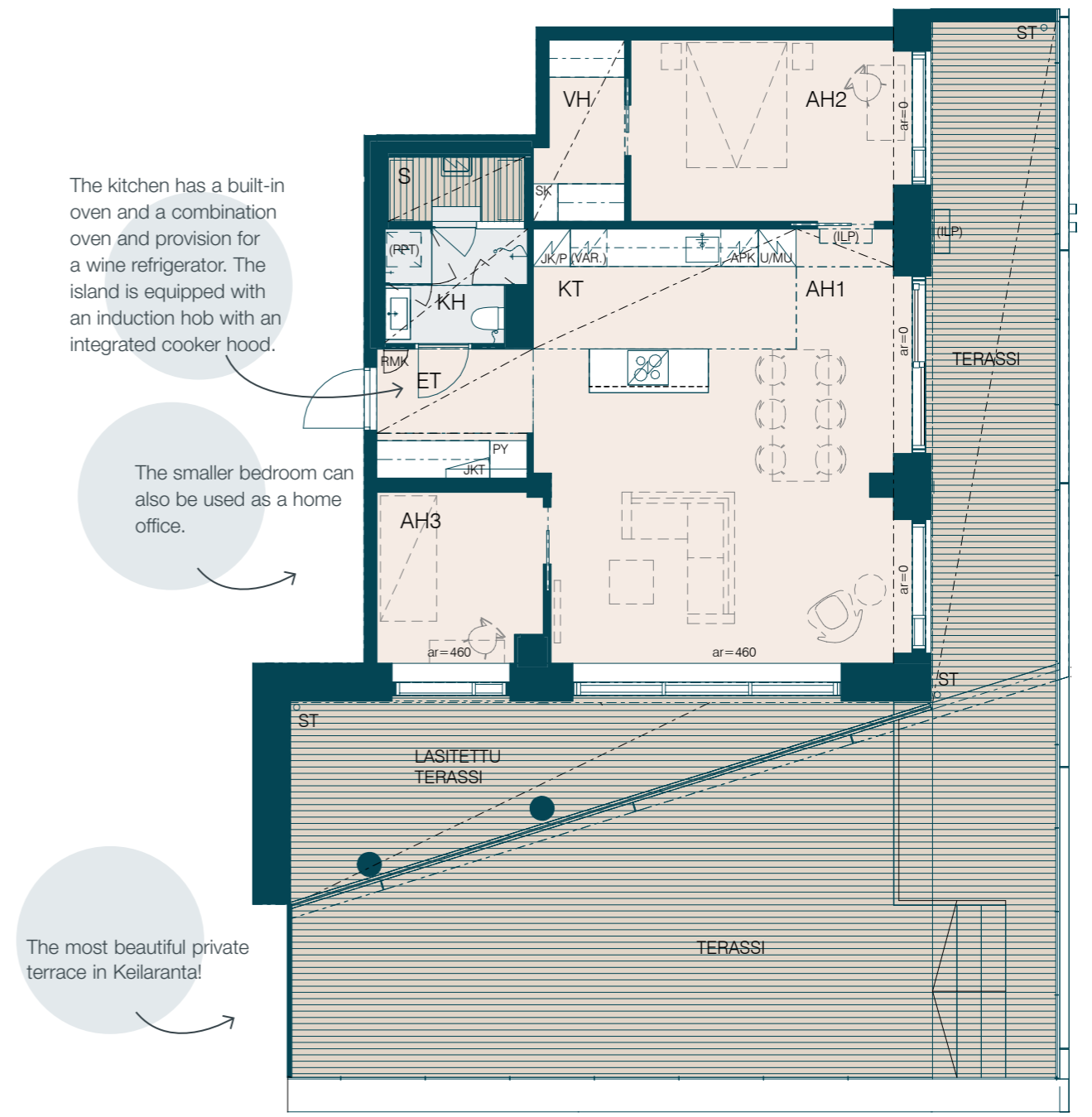
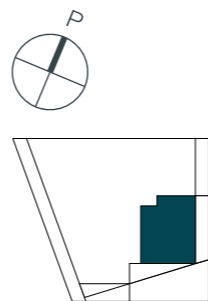




Indicative visualisation (according to the plans that existed on 1 April 2023).

78.5 m² 3 rooms + kitchen + sauna

A 77 14th floor



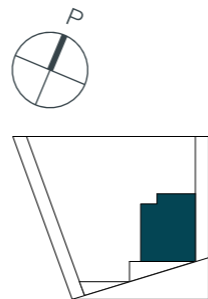
1:100 (1cm = 1m) 5m



➤ Indicative visualisation of apartment A 81, 80.0 m², 15th floor.

80.0 m²
3 rooms + kitchen + sauna

A 81 15th floor



The top-floor home has a rooftop terrace and magnificent views of the sea and the surroundings!





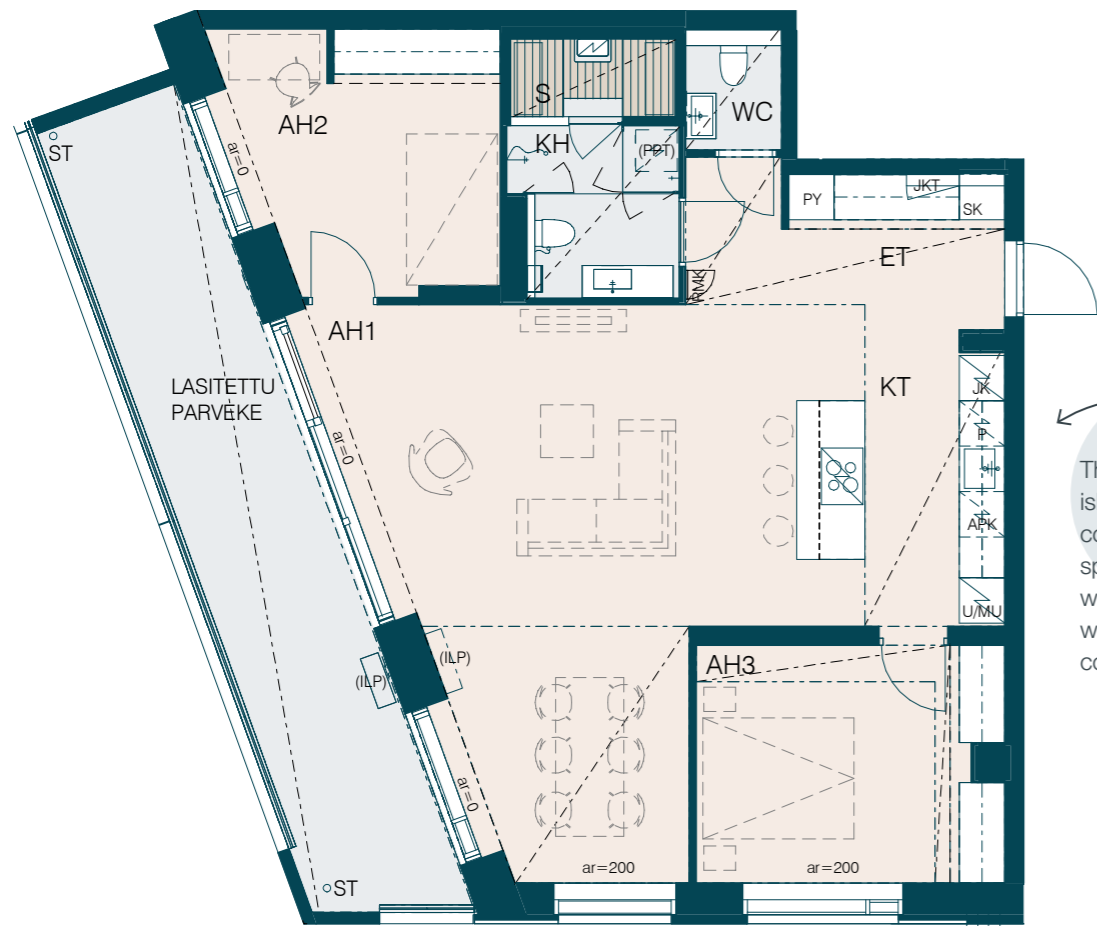
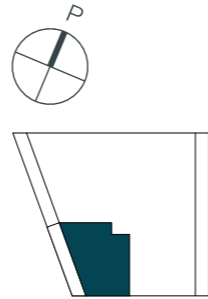
➊ The modern kitchen island offers more counter and storage space and is equipped with an induction hob with an integrated cooker hood. Indicative visualisation of the next-spread apartment A 73, 92.0 m², 13th floor.

➋ Indicative visualisation of the next-spread apartment A 73, 92.0 m², 13th floor.

91.0 m²

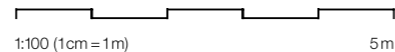
3 rooms + kitchen + sauna

A 7 2nd floor
A 13 3rd floor



The modern kitchen island offers more counter and storage space and is equipped with an induction hob with an integrated cooker hood.

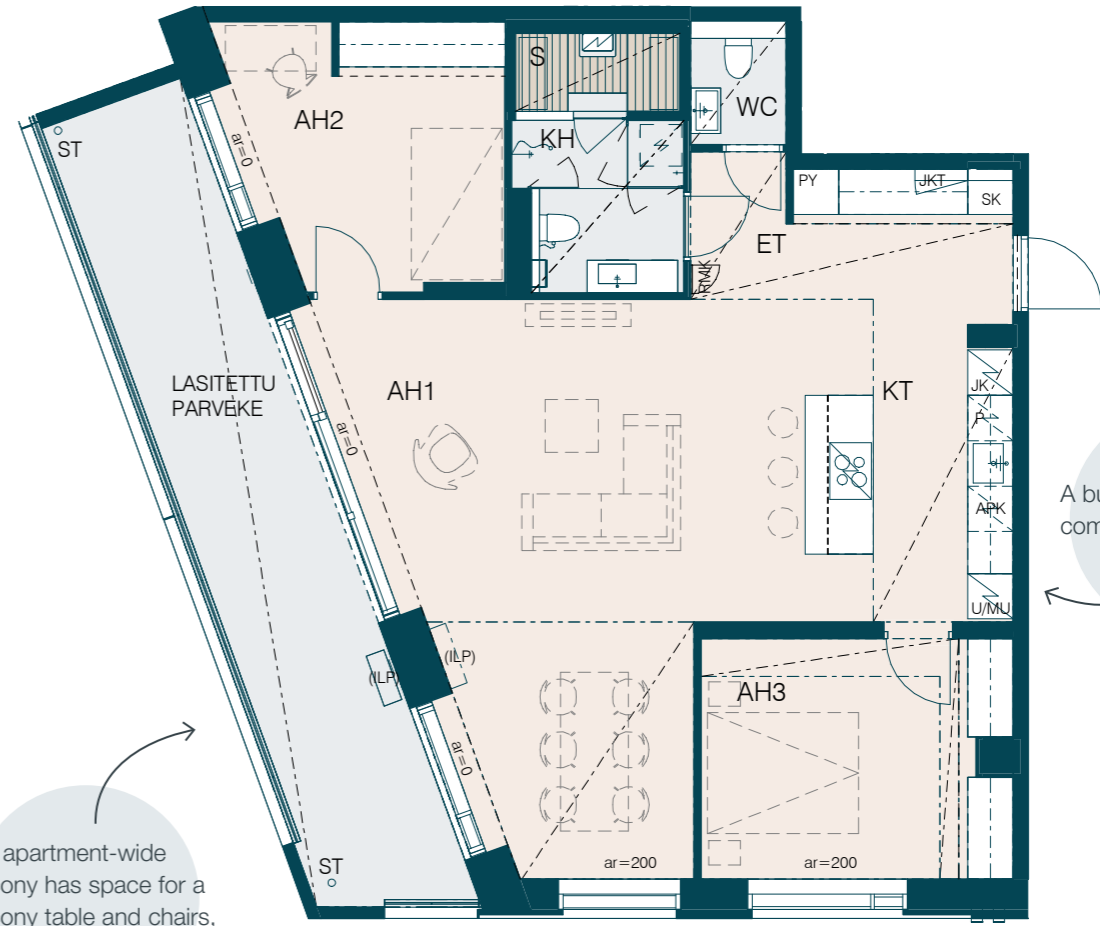
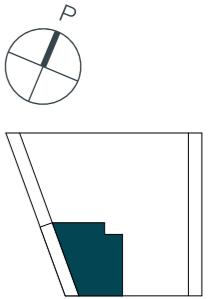
The dining area can be converted into a 4th room as alteration work.



92.0 m²

3 rooms + kitchen + sauna

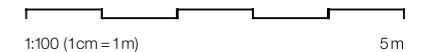
A 19 4th floor
A 25 5th floor
A 31 6th floor
A 37 7th floor
A 43 8th floor
A 49 9th floor
A 55 10th floor
A 61 11th floor
A 67 12th floor
A 73 13th floor



A built-in oven and a combination oven.

The apartment-wide balcony has space for a balcony table and chairs, an exercise bike and a container garden!

The dining area has views in two directions.



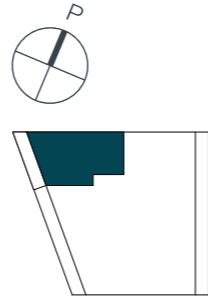


➤ The living room has plenty of space for spending time with family and friends, and the timeless open-plan kitchen has a built-in oven and a combination oven. Indicative visualisation of the next-spread apartment A 75, 97.5 m², 13th floor.

96.5 m²

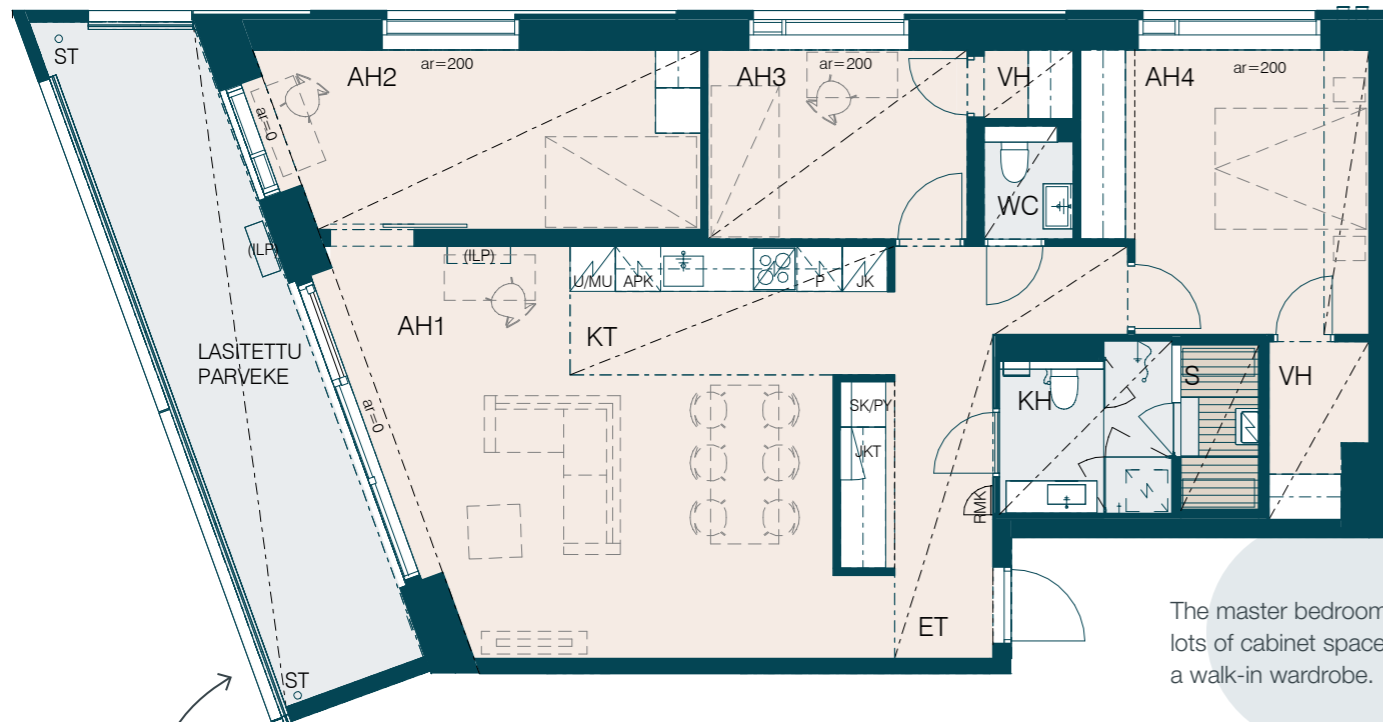
4 rooms + kitchen + sauna

A 9 2nd floor
A 15 3rd floor



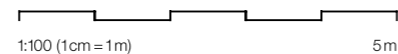
Views in two directions.

The smallest bedroom can also be used as a home office.



The apartment-wide balcony has space for a balcony table and chairs, an exercise bike and a container garden!

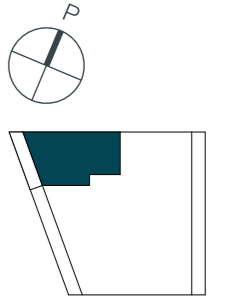
The master bedroom has lots of cabinet space and a walk-in wardrobe.



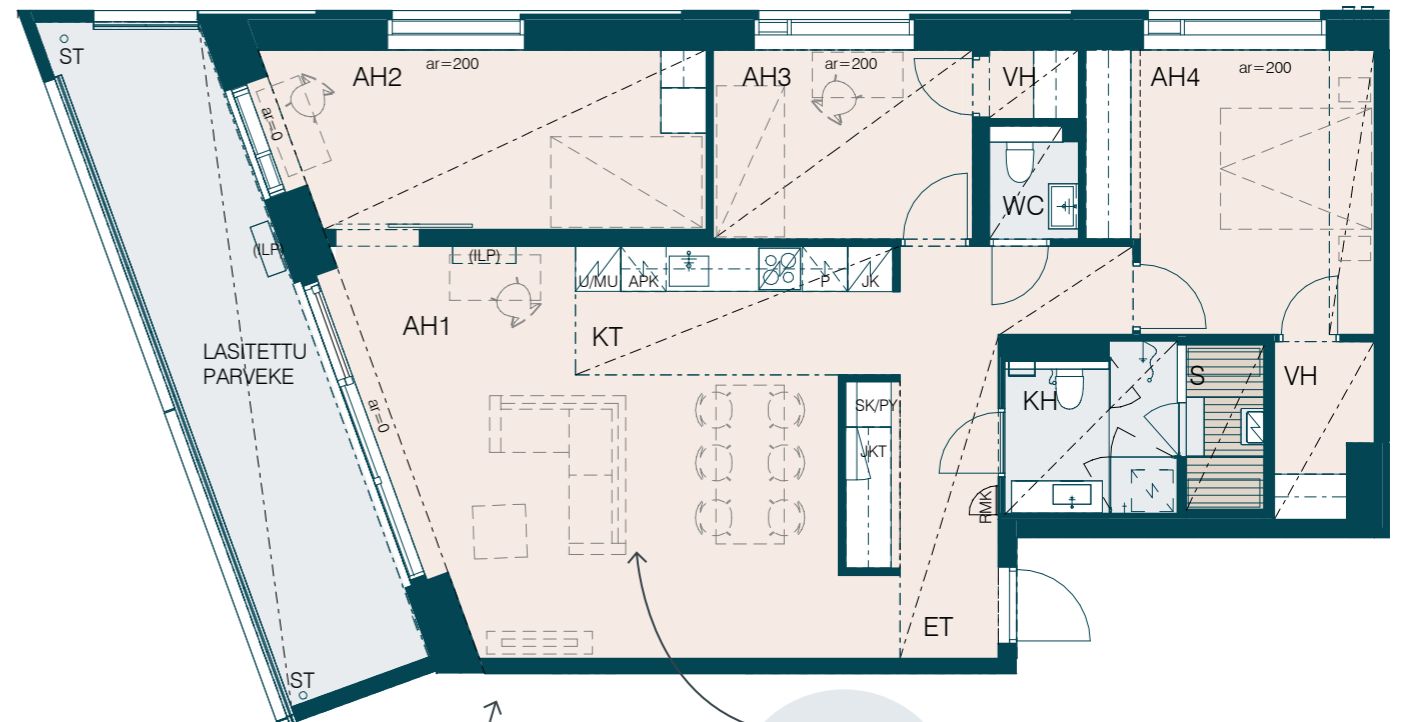
97.5 m²

4 rooms + kitchen + sauna

A 21 4th floor
A 27 5th floor
A 33 6th floor
A 39 7th floor
A 45 8th floor
A 51 9th floor
A 57 10th floor
A 63 11th floor
A 69 12th floor
A 75 13th floor

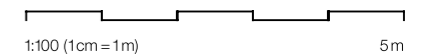


The master bedroom has lots of cabinet space and a walk-in wardrobe.



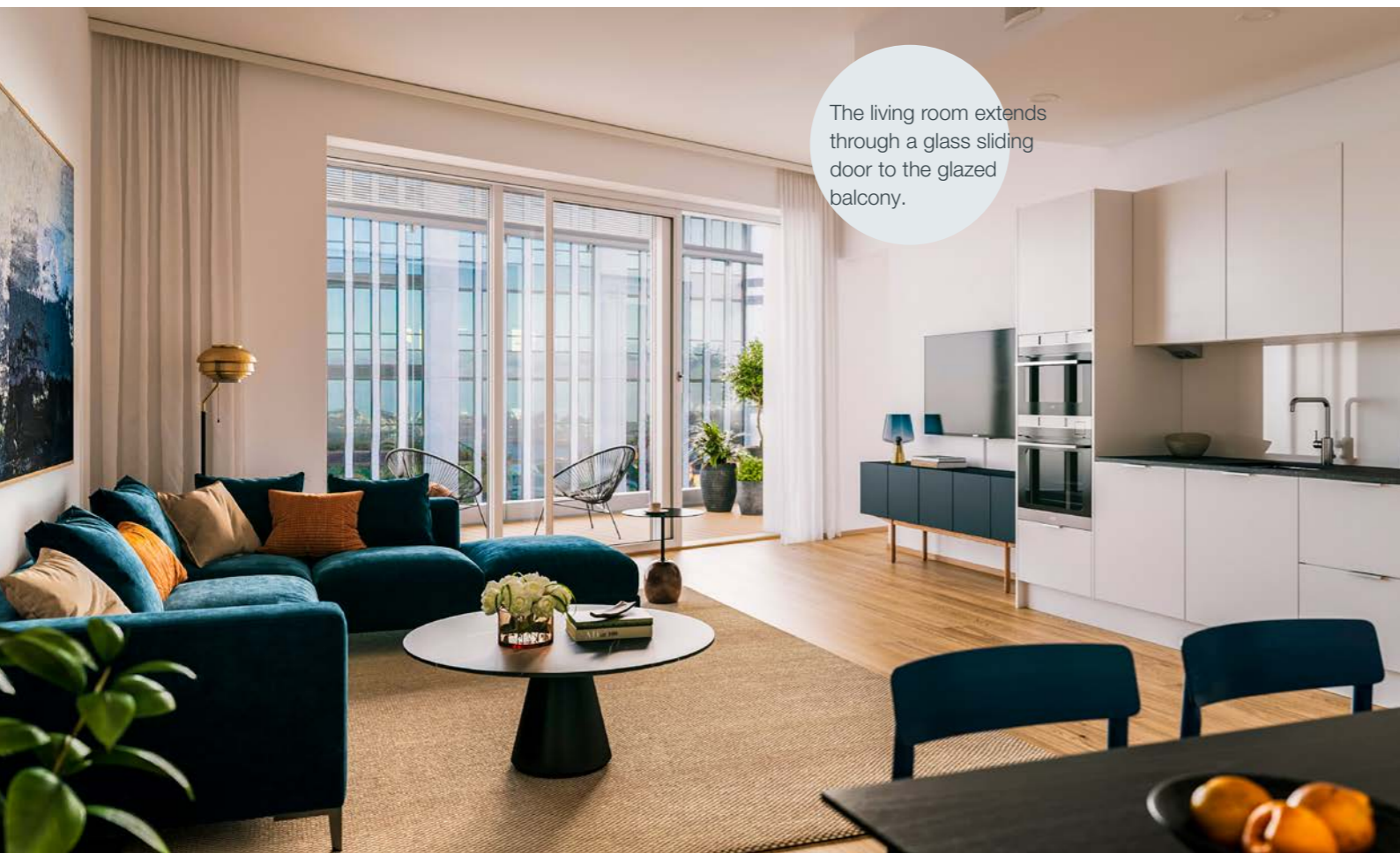
Plenty of space for spending time with family and friends.

The open-plan kitchen has a built-in oven and a combination oven.





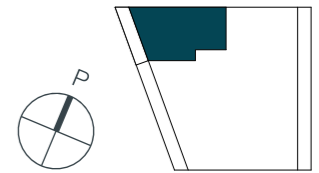
📍📍 The apartment-wide balcony has space for a balcony table and chairs, an exercise bike and a container garden! Indicative visualisations of apartment A 83, 97.5 m², 13th floor. (The images show two different furniture arrangements.)



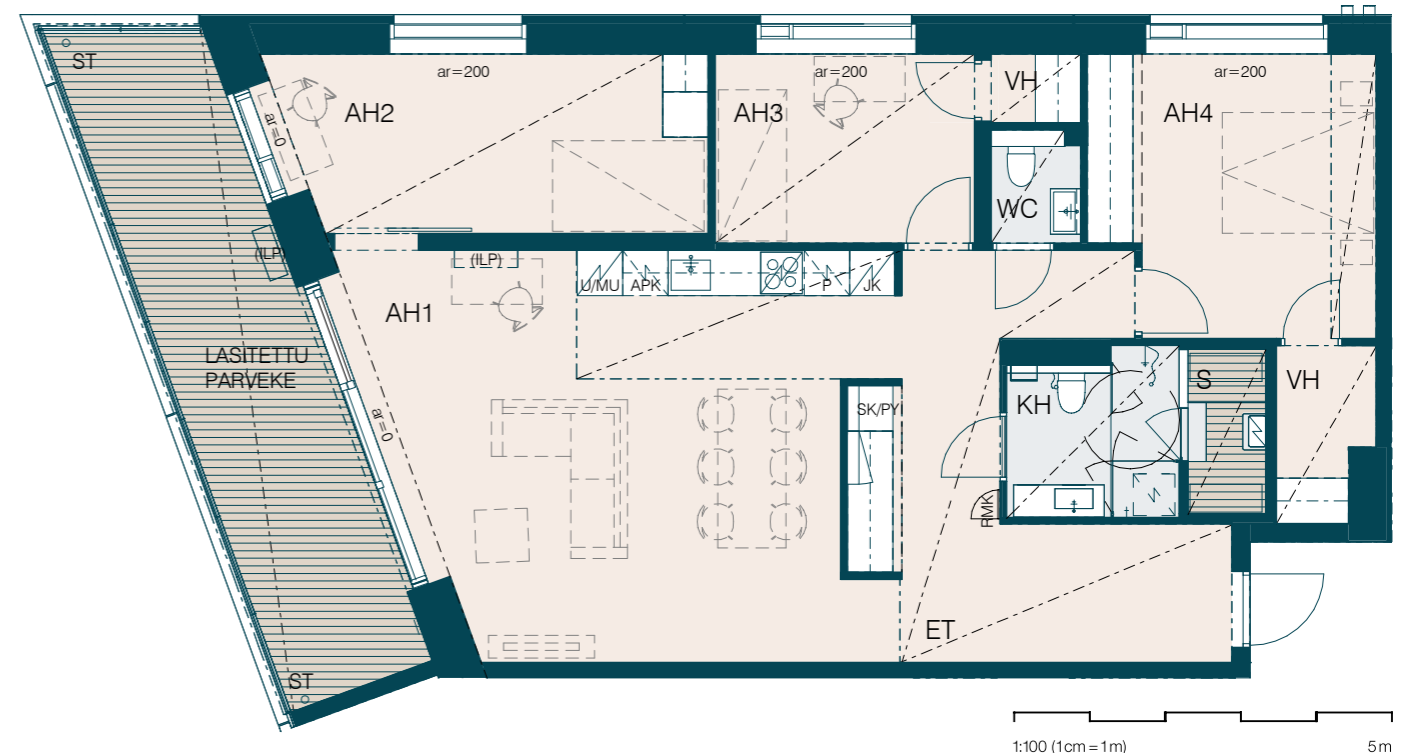
The living room extends through a glass sliding door to the glazed balcony.

103.0 m²

4 rooms + kitchen + sauna



A 79 14th floor
A 83 15th floor





The master bedroom has a spacious dressing room with a window, a glass sliding door to the terrace and a separate entrance to the utility room and the sauna.



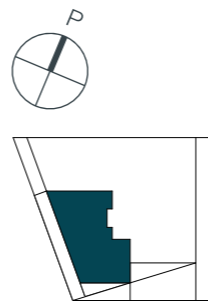
The open-plan kitchen has a breakfast cabinet, a kitchen island, an induction hob with an integrated cooker hood, a built-in oven and a combination oven.

Spacious terrace home!

Indicative visualisation.

117.0 m²
3 rooms + kitchen + sauna

A 78 14th floor



1:100 (1cm = 1m) 5m



The master bedroom has a spacious dressing room with a window, a glass sliding door to the terrace and a separate entrance to the utility room and the sauna.



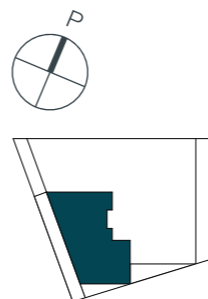
The kitchen island is equipped with an induction hob with an integrated cooker hood as well as a built-in oven and a combination oven.

A large terrace in front of the living room and the bedrooms!

Spacious rooftop terrace home! The open-plan kitchen has a breakfast cabinet and an island that also serves as a table. Indicative visualisation of apartment A 82, 118.5 m², 13th floor.

118.5 m²
3 rooms + kitchen + sauna

A 82 15th floor



Legend

	fridge-freezer		sauna stove
	fridge		indoors unit of the air source heat pump, provision
	upright freezer		outdoors unit of the air source heat pump, provision
	freezer, under the worktop		wall cabinet with manifolds at the back
	oven and microwave oven in a high cabinet on top of each other		vanity and sink unit
	oven, under the worktop		cleaning closet/laundry cabinet
	dishwasher, under the worktop		toilet seat
	provision for electrical equipment, under the worktop		toilet seat, wall-mounted
	hob for 60-cm-wide cabinet		shower
	hob and integrated cooker hood		pivoted shower screen
	kitchen sink		door
	laundry tower		door with a threshold
	washing machine		sliding door
	dryer		waterspout
	distribution board		

AH	living space
ET	hallway
KH	bathroom
KHH	utility room
KT	kitchen space
S	sauna
VH	walk-in wardrobe

Building specification

21 March 2023

Housing company

Asunto Oy Espoon Seaside is located in Keilaniemi, Espoo. The company's residential building is located on plot number 49-10-30-14, which is leased with a long-term lease agreement from Suomen Asunnot ja Tontit I Ky. The shareholder has the right to redeem their apartment's share of the plot for the first time when the residential building constructed on the leased area has been approved for commissioning by the authorities. In addition, the buyer is entitled to redemption in the year of commissioning on 31 December and the following year on 30 June and 31 December and thereafter once a year on the last day of June or on the following business day.

The company includes one tower block that has 16 storeys, including the basement. The address is Keilaniementori 3, 02150 Espoo.

Structures and facades

The residential building has a reinforced concrete frame and pile foundation. The base and intermediate floor and roofing are cast-in-place structures. The roof is a lightweight aggregate roof that has been insulated with asphalt roll roofing. The apartment building's external walls are sandwich elements. The back wall of the balconies is made of grooved pre-cast concrete elements on the 1st–13th floors and of grooved cement-bonded fibreboard on the 14th–15th floors. The bathrooms are bathroom modules. The parking garage's roof structure and intermediate floor are primarily post-tensioned cast-in-place concrete.

Balconies and terraces

The residential building's balcony slabs are cantilever structures made of reinforced concrete. The balcony railing structures are solid and made entirely of glass. The parts above the glass railing are fitted with safety glass panes that are made entirely of glass, have transfer elements and can be opened. The balconies on the 14th and 15th floors and the terraces on the 14th floor are partly glazed. The balcony slabs are covered with carpet or wooden composite boards. The

balcony ceilings are made of cement-bonded fibreboard. The balcony has free ventilation, and the glazing does not completely block the entrance of wind, water and snow to the balcony.

Windows and doors

The windows are triple-glazed wooden windows that open inwards. The outermost frame and outside frame surface have been made out of baked enamel aluminium to ensure durability. The balcony doors are sliding doors with a glass opening, and their exterior is clad with baked enamel aluminium, like the windows. The apartment windows will be equipped with matt white louvres. The apartments' landing doors are single-leaf flush doors. The windows of the commercial premises, the workspaces and the lounge are solid steel-structured windows.

Apartment interiors

The buyer can view and make interior design choices for the apartment and influence the apartment's look in YIT Plus Studio.

Partition walls

The partition walls of the apartments are concrete walls and partly masonry walls. The walls between the living spaces are concrete walls and steel-frame plaster board walls. Bathrooms are modular units and therefore nothing may be fastened or mounted on their exterior and interior walls.

Internal doors

The internal doors are white, factory-painted flush/sliding doors according to the floor plan. The sauna door is made entirely of glass.

Floors

The living spaces have a parquet floor. The floor material is not installed below fixed furniture. If necessary, the floor material is modified with expansion joints according to the manufacturer's instructions and covered with strips. The bathroom, sauna, toilet and utility room floors use ceramic tiles.

Walls

The walls of the living spaces are levelled and painted. The levelling and painting will not be extended behind the fixed furniture. The space between the kitchen countertop and wall cupboards will be furnished with a backsplash. The bathroom, sauna, toilet and utility room walls use ceramic tiles. The sauna walls will be panelled.

Ceilings

The ceilings of living spaces are primarily spray-plastered and partially painted. Some of the apartments have lowered and suspended ceilings due to ceiling radiators. The sauna, bathroom and toilet ceilings are panelled.

Fixtures

Apartment fixtures will be installed according to the fittings layout. The fixtures are factory-made standard fixtures. The frames of the fixtures are white. The kitchen countertops are made out of a quartz composite. The basins are inset basins made out of stainless steel or Silgranit.

Appliances and equipment

The kitchen has a built-in oven, an induction hob, an integrated dishwasher and a microwave oven. Depending on the apartment, the kitchen has either a fridge with a freezer compartment, a fridge-freezer or a tall fridge and/or a freezer under the worktop or an upright freezer. The kitchen fixtures are presented in more detail in the brochure describing the interior design materials and in the kitchen fixture layout charts. The bathrooms have connections and space for a washing machine and dryer.

Ventilation, heating and water

The apartments have electronic, apartment-specific heat recovery ventilation systems that have been connected to the property's electrical network. The apartment's ventilation efficiency can be adjusted with a dedicated panel or the cooker hood, depending on the apartment.

The apartments have apartment-specific cold and hot water meters that allow the shareholder to monitor water consumption through the resident portal.

The heating is hydronic underfloor heating that is controlled with thermostats. The heating is connected to the district heating network. In addition, some of the living spaces have a ceiling radiator panel that complements underfloor heating. During the heating season, the supply air is also heated in apartment-specific air supply units with electricity. The bathrooms and separate toilets have wall-mounted toilet seats. The tiled floor of the bathroom and separate toilet is fitted with underfloor heating for comfort, connected to the apartment's electricity system. The apartments are fitted with hydronic underfloor cooling that is connected to district cooling. The wet rooms are not cooled.

Systems

The company has an antenna TV system. The apartments have broadband data communication cabling that enables a fixed-line internet connection. The apartment's charge for common expenses includes a broadband internet connection as standard.

The housing company's main entrance doors have an intercom system. The other entrances in stairwells have been equipped with a code lock. The housing company's shared spaces have been equipped with electronic locking mechanisms. To access the spaces, residents have a programmable key that can easily be removed from use or renewed in case it is lost, for example. The electronic access control system improves safety, because it collects information on who has used the shared spaces. The stairwells have an electronic stairwell screen. The housing company's shared spaces are reserved through a separate reservation space in the resident portal.

The company has an indefinite-term contract regarding remote 24/7 monitoring that produces real-time information

on the functionality of technical systems. Alerts and fault reports are sent to the control room, where a specialist analyses them and takes the necessary measures. The control room regularly submits reports about system functionality to the property manager. Remote monitoring improves system functionality, prevents problems and speeds up repairs.

Shared outdoor areas, shared spaces, civil defence shelter and parking spaces

The outdoor areas and planting work are completed according to a separate yard plan.

YIT has, at its own expense, purchased movable furniture for Asunto Oy Espoon Seaside's lounge and sauna facilities. The care, maintenance and renewal of this furniture is the responsibility of Asunto Oy Espoon Seaside.

The civil defence shelters of the housing company are located on the basement floor.

The parking spaces (19) are located on Seaside's plot on the basement floor. Two of the parking spaces will be managed by the company as parking spaces for people with reduced mobility and the remaining 17 will be sold separately as shares. The parking spaces have the option for electric vehicle charging points. The electric vehicle charging points are sold as separate alteration work.

NOTE

The building specification is intended for providing general information. The constructor reserves the right, for a justified reason, to change the aforementioned materials and/or structures to other similar/comparable materials and/or structures and to apply measurements provided by the architect.

In addition to what is mentioned above, the constructor reserves the right to make enclosures related to technical building systems and lower ceilings in a minor capacity in a manner that deviates from the property's brochure and main design.

The company will follow the energy and building regulations that were valid on the application date of the building permit.

The brochure's 3D images are indicative visualisations of the property and do not necessarily reflect the actual property in every detail.

The buyer must familiarise themselves with the final sales documents in connection with the signing of the deed of sale.

The buyer can view the interior design materials, make interior design choices for the apartment and influence the apartment's look in YIT Plus Studio following the provided schedules.

Steps to a new YIT Home

Learn the steps to buying an apartment and see for yourself how easy your path to a new home is. Your new home will be built while you can take your time preparing for the move. If you have any questions, contact us – we will be happy to help!

yit.fi/en/steps-to-buying



 yit.fi/en/seaside

VIEWINGS AND SALES

YIT Homes Sales
Arkadiankatu 2, 00100 Helsinki, Finland
Tel. +358 20 433 2990*

CONSTRUCTOR

YIT Finland Ltd
P.O. Box 36, 00621 Helsinki, Finland
tel. +358 20 433 111*

*) Phone call prices 8.35 cents/phone call+16.69 cents/min (including VAT 24%) when calling from a fixed telephone network or mobile phone.

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