



Helsingin Nihdin Portti

KALASATAMA ♥ SOMPASAARI

APARTMENT BUILDING HOMES

KALASATAMA

KALASATAMA



NEXT TO THE SEA AND
MUSTIKKAMAA ISLAND



A TRENDY AND
URBAN AREA



CITY CENTRE'S
SERVICES



Indicative visualisation.

MARITIME CITY CENTRE

Located in the south end of Sompasaari, Nihti has a spectacular location facing towards the sea and Kruunuvuorenselkä. The neighbourhood of this maritime block includes cafés in the seaside blocks and a promenade circling the shore. Diverse services, schools and Shopping Centre REDI are within walking distance.

EXCELLENT TRAFFIC CONNECTIONS

From Nihdin Portti, travelling everywhere is easy without a car! The walk to the nearest bus station is approximately five minutes, and the metro station is only 10 minutes away. Once Kalasatama is completed, trams will run next to the block, as they do downtown, in the directions of Pasila and, along the Crown Bridges light railway, to Hakaniemi and the city centre.

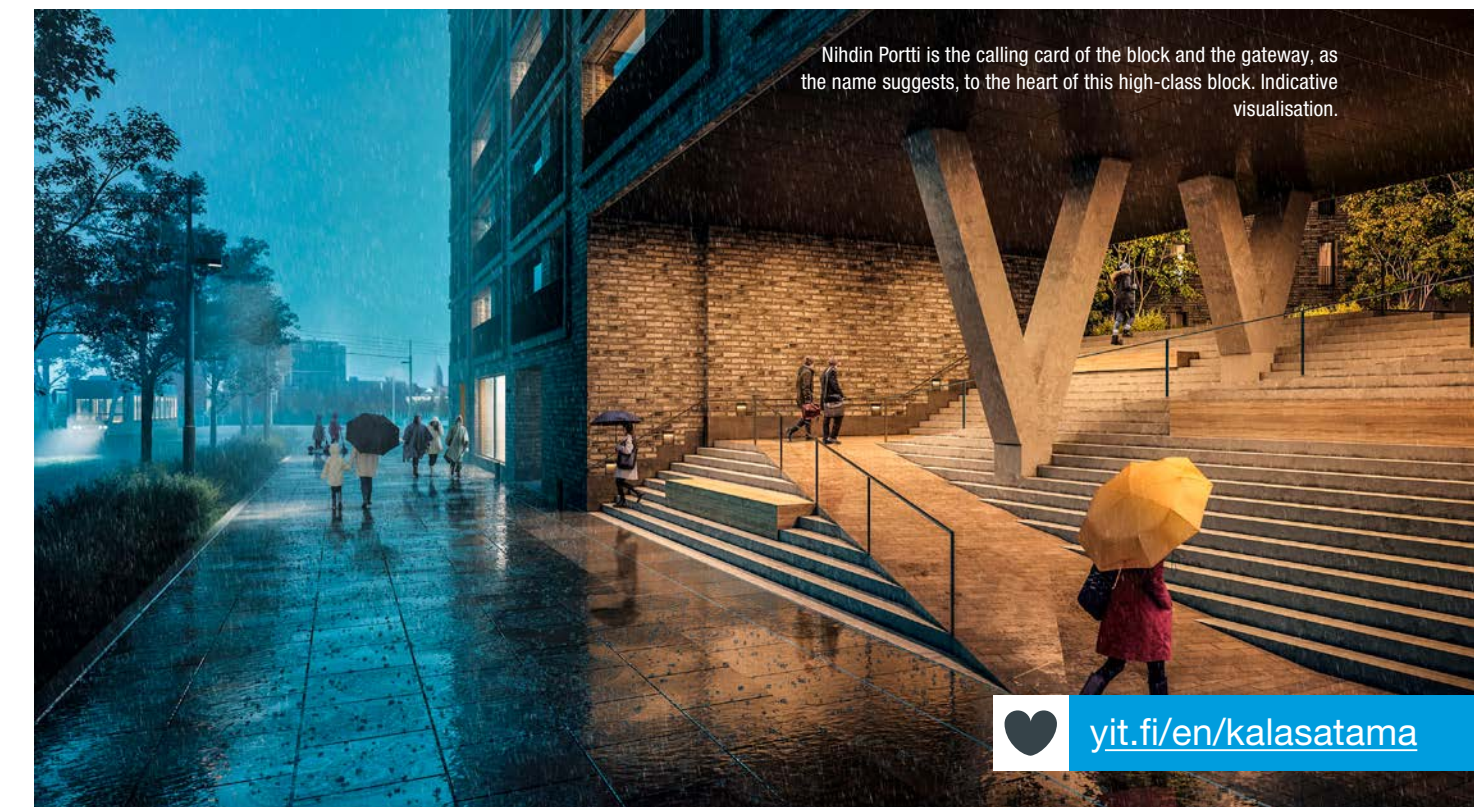
CASUAL SEASHORE LIFE

Nihti is a spectacular combination of urban living and seaside nature. The nearby Kalasatamanpuisto park has room for dancing, playing and skateboarding. Along the Isoisänsilta bridge, you can walk or cycle to Mustikkamaa island's recreational trails, beach and animals in Helsinki Zoo.

CRADLE OF URBAN CULTURE

Kalasatama is known as Helsinki's beating heart. Events and festivals organised in Suvilahti give an edgy feel to the area. Teurastamo, or the Abattoir, is the place to be if you're looking for delicious culinary culture, new flavour experiences and local produce.

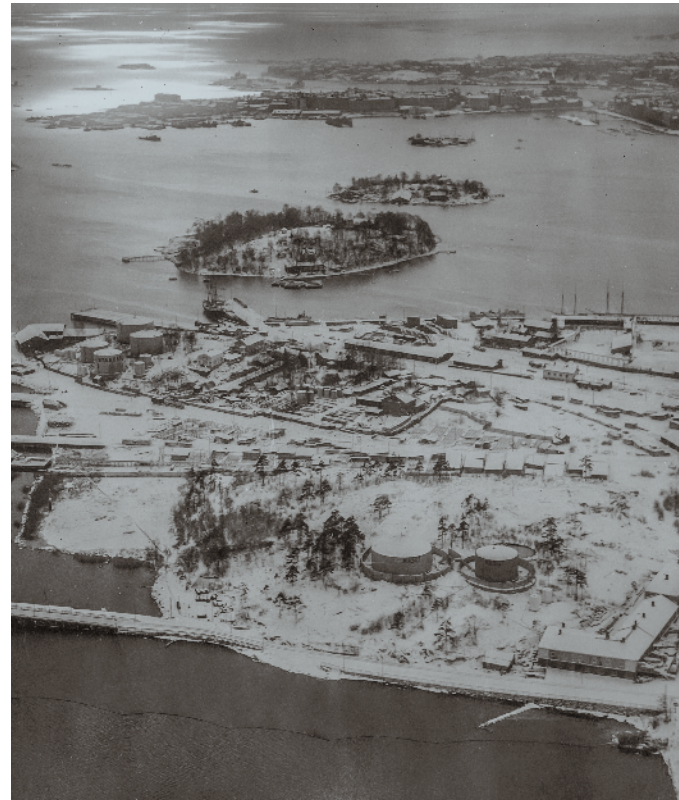
Nihti is luxury living, stunning seascapes and urban seaside life



Nihdin Portti is the calling card of the block and the gateway, as the name suggests, to the heart of this high-class block. Indicative visualisation.



yit.fi/en/kalasatama



📍 Sörnäistenniemi cape. Sompasaari, Hanasaari and Nihti. Photo: Helsinki City Museum / Somersalo 1931

HISTORY OF THE NIHTI ISLAND

In the early 1900s, the island was reached by steamboat. In the winter, a hugely popular sledging slope reached all the way to the ice-covered sea. Sörnäinen Harbour Master W.A. Svensson lived in Nihti in the early 1900s. In 1913, the Suomalainen Pursiseura yacht club settled on the island. Nihti was connected to Sörnäinen Port in the 1960s.

Source: City of Helsinki, report number 12576.



The Nihti block seen from Pohjoisranta. Indicative visualisation.

INSPIRED BY PORT HISTORY

In a top-notch location, the architecture of the Nihti block derives from the history of the area and the Sörnäinen Container Port. The rocky Nihti island inspired the block's courtyard. During the port years, the island was connected to the mainland. Now, it has again been restored into an island, and the Nihdinkanava channel runs between Sompasaari and Nihti.

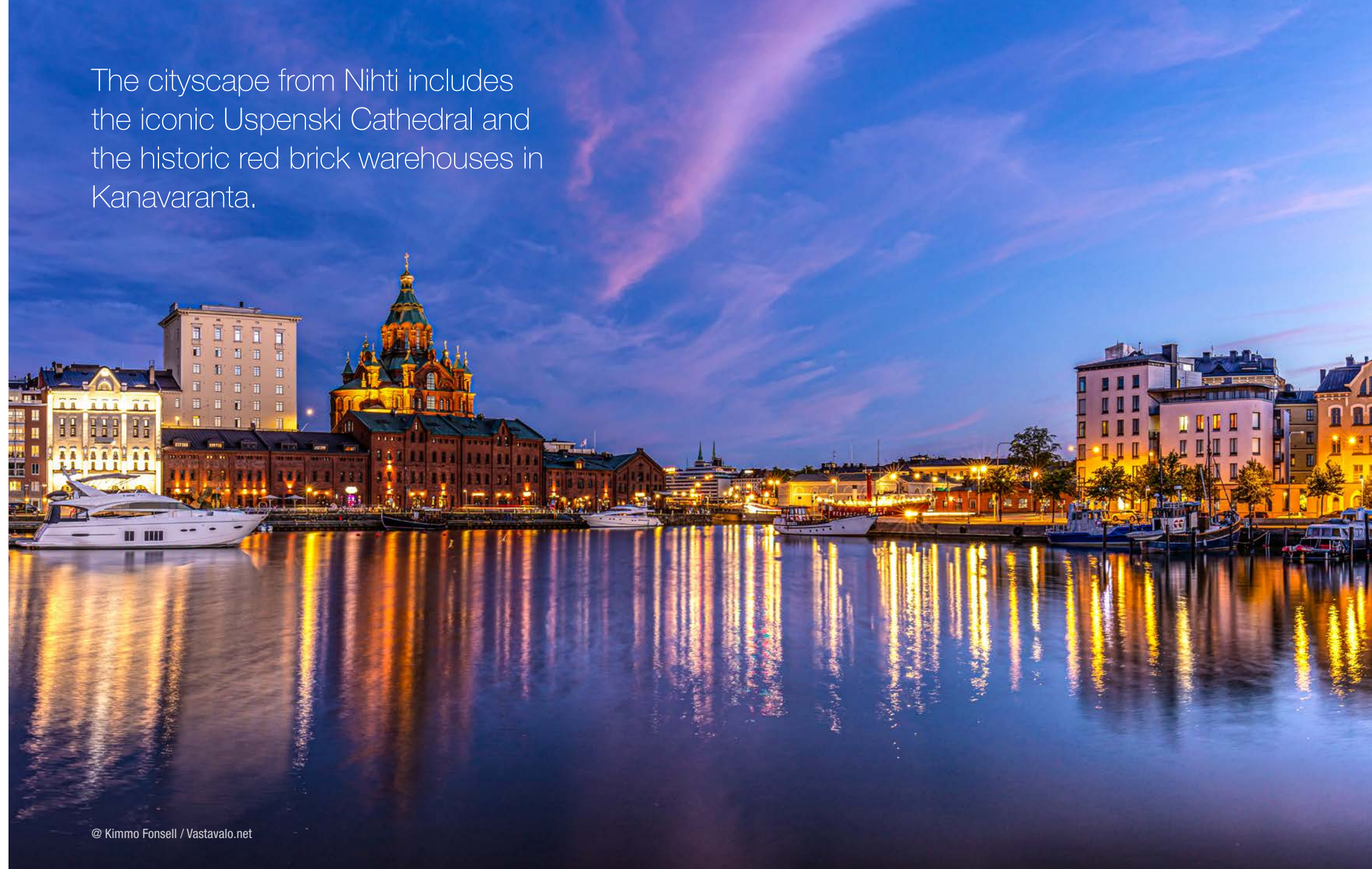
BLOCK BY THE SEA

This high-class block is located next to the seashore. It will take your understanding of urban living to a whole

new dimension. Vivid architecture, wide steps made for lounging overlooking the sea, a lush courtyard with a common area and rooftop terraces with green roofs are unique.

DIVERSE URBAN BLOCK

The Nihti block won the City of Helsinki's quality competition. With its timeless style, this prestigious block represents diverse living. The block will include traditional non-subsidised owner-occupied dwellings, Hitas-apartments and ARA rental apartments.



@ Kimmo Fonsell / Vastavalo.net



👉👉👉 Stunning seascapes and rooftop terraces are only a lift ride away.
Indicative visualisation.

LUXURIOUS SHARED FACILITIES FOR RESIDENTS

You will have more space than just your own home at your disposal. At the entrance, comfortable lobbies with staircases welcome visitors. The top floor with its spectacular sea views houses the rooftop terraces, two common rooms and two saunas with glazed terraces. A recycling room will be located in the neighbouring buildings in the same block. There is a bicycle washing space in the parking garage.





View of the sea and city centre.

Private and spacious glazed balcony.

Wet underfloor heating and cooling.

Some homes have a wide French balcony.

Some homes have their own saunas for relaxation.

yit.fi/en/nihdinportti



The planning of the lush courtyard has been inspired by the rocky Nihti island. Indicative visualisation.

Nihdin Portti – Luxurious city living by the sea



The atmosphere of a maritime city centre includes cafés and a tram running right next to your home. Indicative visualisation.



View of the sea and the city centre.

THE IMPRESSIVE CALLING CARD OF THE NIHTI BLOCK

Nihdin Portti is the calling card of the block and the gateway, as the name suggests, to the heart of this high-class block. The same style continues throughout its homes. In the design, special attention has been paid to everyday luxury: high-quality, unique solutions and first-class materials. Windows reaching down to floor level accentuate a sense of space and let natural light in unobstructed.

CHOOSE YOUR FAVOURITE VIEW

All homes have views of the sea and downtown. Some homes have balconies spanning almost the length of the entire apartment. Some have a recessed balcony with windows from two different rooms facing it. The largest homes have two balconies! Some homes have a dining area with a large French balcony with sliding glass windows. See the selection and choose your favourite new YIT Home!

- ➔ Indicative visualisation of the apartment type 45 m², 2 rooms + kitchen.
- ➔ Indicative visualisation of the apartment type 75.5 m², 3 rooms + kitchen + sauna.
- ➔ ➔ Indicative visualisation of the apartment type 71 m², 3 rooms + kitchen + sauna.





🔗 In every home, the living area continues to the glazed balcony. Indicative visualisation.

🔗 Wooden common areas amidst the vegetation are reminiscent of jetties. Indicative visualisation.



From the architects' point of view

The first residential block to be constructed in the Nihti area combines the industrial port history of the location, the surrounding archipelago and diverse urban nature. In the block's architecture, we have gone for an approximate approach, contrasts and a rough edge, as a recollection of the industrial port history, while combining it with the city centre's sustainable and timeless dignity.

Nihdin Portti is built in the first phase of the design award-winning block. Since the starting point of the local detailed plan in the Kalasatama area is the apartments opening out from the block, the seaside location is a feature in as many apartments as possible, with large windows to support this premise. The majority of the apartments face two directions, and many apartments have a view of the sea.

Located in the middle of the block, the shared courtyard will bring to mind the rocky Nihti island that once stood in the place. The courtyard is structured as waterfront zones, with plants and a variety of seating and play areas. The courtyard will be lined by grass that brings to mind the beach, with trees and shrubbery in the middle. Wooden common areas amidst the vegetation are reminiscent of jetties.

The block has many different shared facilities. The shared facilities, saunas and the top floor's rooftop terraces have stunning views, all the way to the city centre. Green roofs are executed with zones of seaside and dry meadow plants.

Architects Selina Anttinen, Sara Siivonen and Kaisa Lintula
AOA - Anttinen Oiva Arkkitehdit Oy



The saunas and rooftop terraces on the top floor have stunning views of the surrounding city centre. Indicative visualisation.



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 interior design themes designed by an interior design architect: white, light-coloured or dark-coloured. You can confirm your choices in YIT Plus Studio. You can freely combine different interior design materials to create a home that pleases you! Read more: yit.fi/en/interior

Highlights from your new home

- ♥ Windows spanning almost from the floor to the ceiling
- ♥ Spectacular views as part of the interior
- ♥ Luxurious materials that are easy to maintain
- ♥ Stylish 1-strip parquet floor
- ♥ Luxurious quartz composite countertops
- ♥ Kitchen with high-quality, integrated appliances
- ♥ Some kitchens have both a steam oven and a combination oven
- ♥ Some balconies have sliding glass doors
- ♥ Large tiling in wet rooms
- ♥ Rainfall shower in the bathroom

Indicative visualisation of the apartment type 37 m², 2 rooms + kitchen.



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.

➔ Example visualisation of a kitchen with the Light theme.

➔ A rainfall shower and mosaic floor tiling add the final touch to the bathroom's luxurious atmosphere. Example visualisation of a bathroom with the Light theme.





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 tranquility brings true balance to the soul.

➔ Example visualisation of a kitchen with the Mist theme.

➔ A rainfall shower, large wall tiles and mosaic floor tiling add the final touch to the bathroom's spa atmosphere. Example visualisation of a bathroom with the Mist theme.





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 skillful use of colours and textures.

➔ Example visualisation of a kitchen with the Night theme.

➔ A rainfall shower, large wall tiles and mosaic floor tiling add the final touch to the bathroom's spa atmosphere. Example visualisation of a bathroom with the Night theme.



The key facts about your home's financing

APARTMENTS WITH NO HOUSING COMPANY LOAN

Helsingin Nihdin Portti is a so-called RS site with security systems stipulated by the Housing Transactions Act set to protect the buyers and the company. RS is an acronym for the Finnish words Rahalaitosten neuvottelukunnan suosittelema, meaning "recommended by financial institutions".

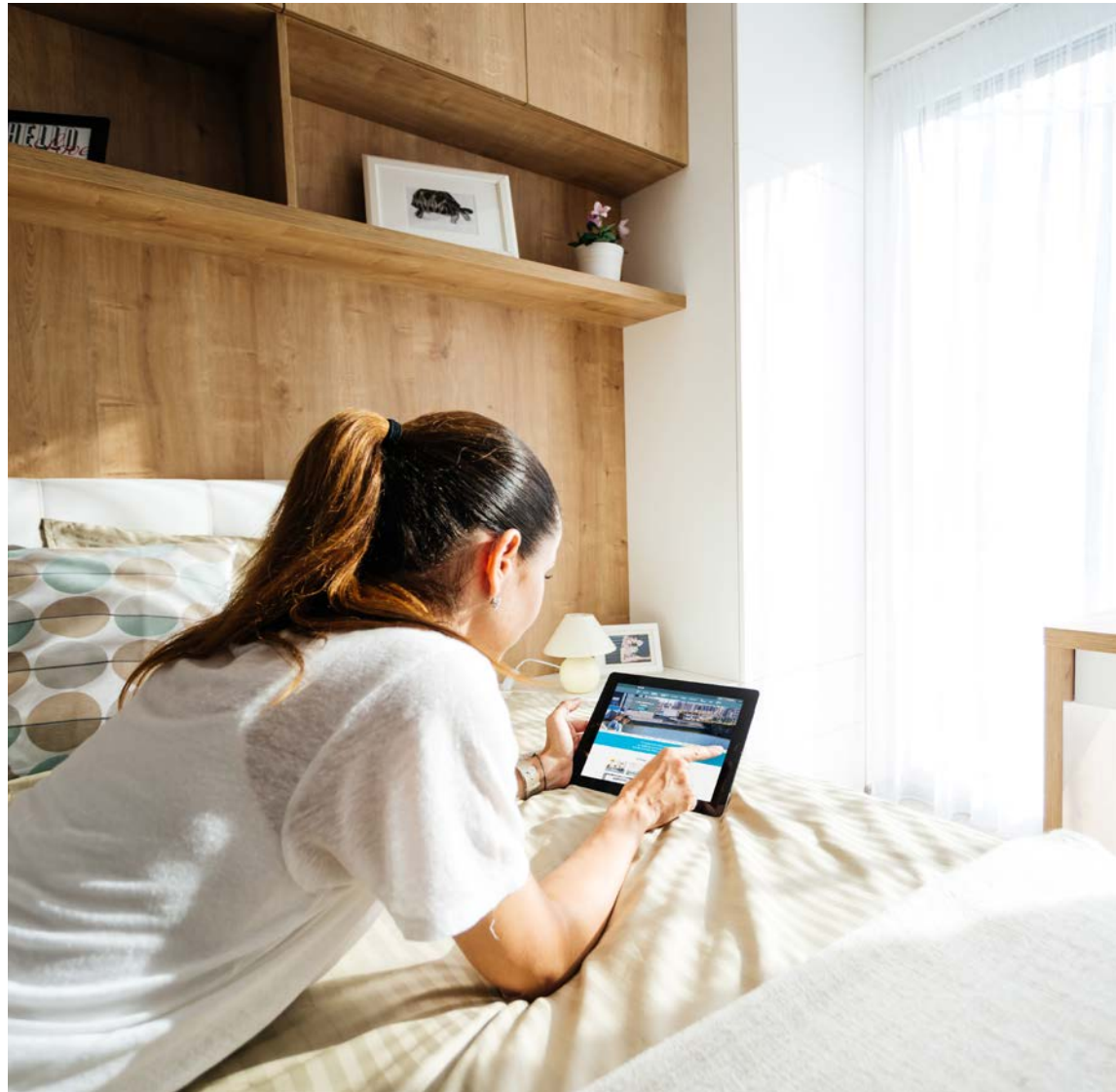
The housing company loan taken out for Nihdin Portti is only allocated to commercial premises. This means that the apartment price is debt-free, and the buyer will pay it in instalments as the construction progresses. The first instalment is paid at the time of closing the sale. If the apartment is bought when several instalments have already been due, the previous instalments must be paid at once. The remaining instalments will be paid in accordance with the instalment chart. If you have any questions about YIT Homes with no housing company loan, please turn to our housing sales.

OPTIONAL LEASE PLOT 50/100

The company owns 50/100 of the plot. A land lease has been signed for the other 50/100, according to which the company can redeem that share of the plot with apartment-specific shares once a year.

When you are buying an 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.

Read more: yit.fi/en/leaseplot



In addition to the new home, we want to offer you benefits and services!

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 form.

RESERVING AN APARTMENT IS EFFORTLESS

You can easily reserve online 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 Home owners are the most satisfied in Finland

According to a study by EPSI Rating, people consider us the best choice for buying new apartments in the construction industry. Our customers value our services and the quality of YIT Homes. People praised aspects such as floor plans, flawlessness and moisture control. Read more (in Finnish): yit.fi/yit-kodin-edut

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. Read 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.

CHAT WITH NEIGHBOURS AND MAKE SPACE RESERVATIONS

Would you like some company for your daily walk? Need to borrow a crepe pan? Want to send some invites to a party in the courtyard? You can easily chat with your neighbours in the housing company's own discussion forum via public or private messages. YIT Plus also allows you to easily reserve the housing company's shared spaces (feature available only in some housing companies).

Everything you want to know about your new housing company

HOUSING COMPANY

Asunto Oy Helsingin Nihdin Portti

Konttisatamankatu 2 and Sompasaarenlaituri 24

00540 Helsinki

The company has one residential apartment building with 6 floors, designed across four different levels.

LOCAL DETAILED PLAN

The area has a local detailed plan approved by the City Council. The City of Helsinki's urban environment division can provide further information.

PLOT

Nihdin Portti is located in Helsinki, in the district of Kalasatama, in the Nihti block 10668, on plot 5. The plot is an optional lease plot. The price of the apartment only includes the apartment, the plot share can be redeemed separately. You can decide for yourself whether to pay the share of the plot at the time of the purchase of the apartment or later. Read more on pp. 22.

APARTMENTS

1 room + kitchen 31.5 m² 5 apartments

2 rooms + kitchen 37 m² 10 apartments

2 rooms + kitchen 45 m² 3 apartments

2 rooms + kitchen + sauna 54.5 m²

5 apartments

2 rooms + kitchen + sauna 64 m²

3 apartments

3 rooms + kitchen 84 m² 1 apartment

3 rooms + kitchen + sauna 69.5 m²

5 apartments

3 rooms + kitchen + sauna 71 m²

5 apartments

3 rooms + kitchen + sauna 75.5 m²

4 apartments

3 rooms + kitchen + sauna 78.5 m²

5 apartments

4 rooms + kitchen 93.5 m² 4 apartments

4 rooms + kitchen + sauna 97.5 m²

4 apartments

4 rooms + kitchen + sauna 111 m²

2 apartments

A total of 56 apartments.

COMMERCIAL PREMISES

The first floor of the company has two commercial premises designed for restaurant use:

Commercial unit 381.5 m²

Commercial unit 4131 m²

ARCHITECTURAL DESIGN

AOA - Anttinen Oiva Arkkitehdit Oy



BALCONIES

Each home has a glazed balcony with decking that feels comfortable under bare feet. Balconies have glazing from floor to ceiling that can be opened, with metal railing behind it. The same railing features continues in front of windows in the facade and in the French balconies.

PARKING

Drivers can experience a hint of luxury every day by taking the lift directly from the stairwell to the parking garage! Parking spaces in Nihdin Portti are in the block's parking garage, located in the centre of the block, under the courtyard deck. Parking spaces are sold as separate shares. Two parking spaces reserved for people with reduced mobility will remain in the control of the company.



ELECTRIC CAR CHARGING POINTS

All parking spaces in the garage are fitted with electric vehicle charging posts (Type 2).

BICYCLE SPACES

In addition to the outdoor equipment storage spaces and bicycle parking outside, the parking garage has lockable bicycle lockers and parking spaces for cargo bikes that are sold as individual shares. The block's shared bicycle washing space is located in the garage.



SHARED FACILITIES FOR RESIDENTS

The residents of Nihdin Portti, Nihdin Torni and Nihdin Kulma all have access to the two clubrooms and saunas located on the 7th floor of Nihdin Portti, the recycling room to be built in Nihdin Kulma. During the construction phase, the company has a temporary waste collection system. Once the block is completed, the pipeline-based waste collection facilities will be located in the property of Helsingin Konttinosturinkuja 4.

The company has a joint arrangement agreement with other properties in the block in which the following matters have been agreed upon: parking, shared courtyard, shared clubrooms, sauna facilities and rooftop terraces, access rights, escape routes and lifting points for emergency vehicles, waste collection points, shared civil defence shelters, shared outdoor equipment storage facilities, shared heating, water and sewage facilities, wiring, pipelines and cabling, storm-water systems, firewalls, placing of structures, shared structures, administrative committee and the division of shared costs.

HOUSING COMPANY'S TECHNICAL AND SHARED SPACES

The building's residents have access to two presentable and furnished stairwell lobbies. The first floor houses storage spaces for movables, prams and outdoor equipment, the housing company's cleaning closets, building storage, civil defence shelter and technical spaces. The courtyard deck level (2nd floor) has the laundry room and apartment-specific storage units, the 7th floor has apartment-specific storage units.

COURTYARD AND ENVIRONMENT

Pleasant areas for playing, relaxation and leisure in the courtyard located in the heart of the block. A pavement clinker path follows the courtyard's walls, and the doors to stairwells and some apartments open on to the path. The courtyard's vegetation transforms from the theme of rocky seashore and sea meadows at the edges into a centre with more shrubbery and trees. The island-like section in the heart of the courtyard is crossed along a pier.

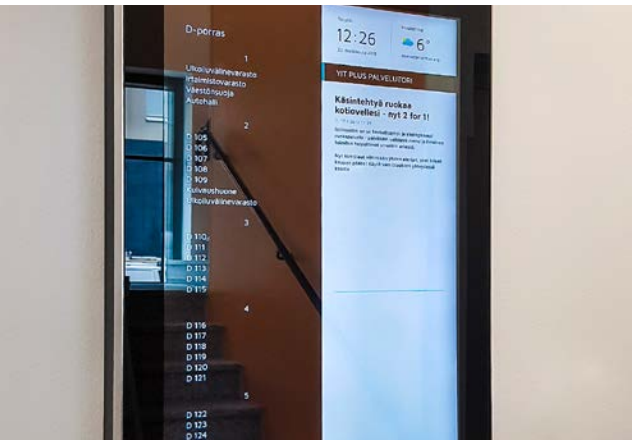
There is a stairwell and ramp connection to the block's courtyard from the street. Wide steps made for sitting down overlook the sea. In addition to the courtyard and the steps, residents have access to the rooftop terraces.

ENERGY SOLUTION AND EFFICIENCY

The building's primary heating energy solution is district heating. Residential premises are heated with wet underfloor heating. Wet rooms have electrical underfloor heating for comfort. The building is also connected to the district cooling network. Outside the heating season, the residential premises utilise wet underfloor cooling to relieve summer heat. The building's energy efficiency class is A – the E-value is below 75 kWhE/(m²year).

INTERNET CONNECTION AND CABLE TV

Remote work and streamed movie nights pose no problems with an Elisa broadband connection included in the maintenance charge alongside with cable TV. The homes have Wi-Fi routers ready waiting for you.



DIGITAL BULLETIN BOARD AND RESERVATION SYSTEM

The ONE4ALL digital bulletin board makes the housing company's communication easier! The digital 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 for the day that best suits you.



Welcome to your new home in the maritime city centre!

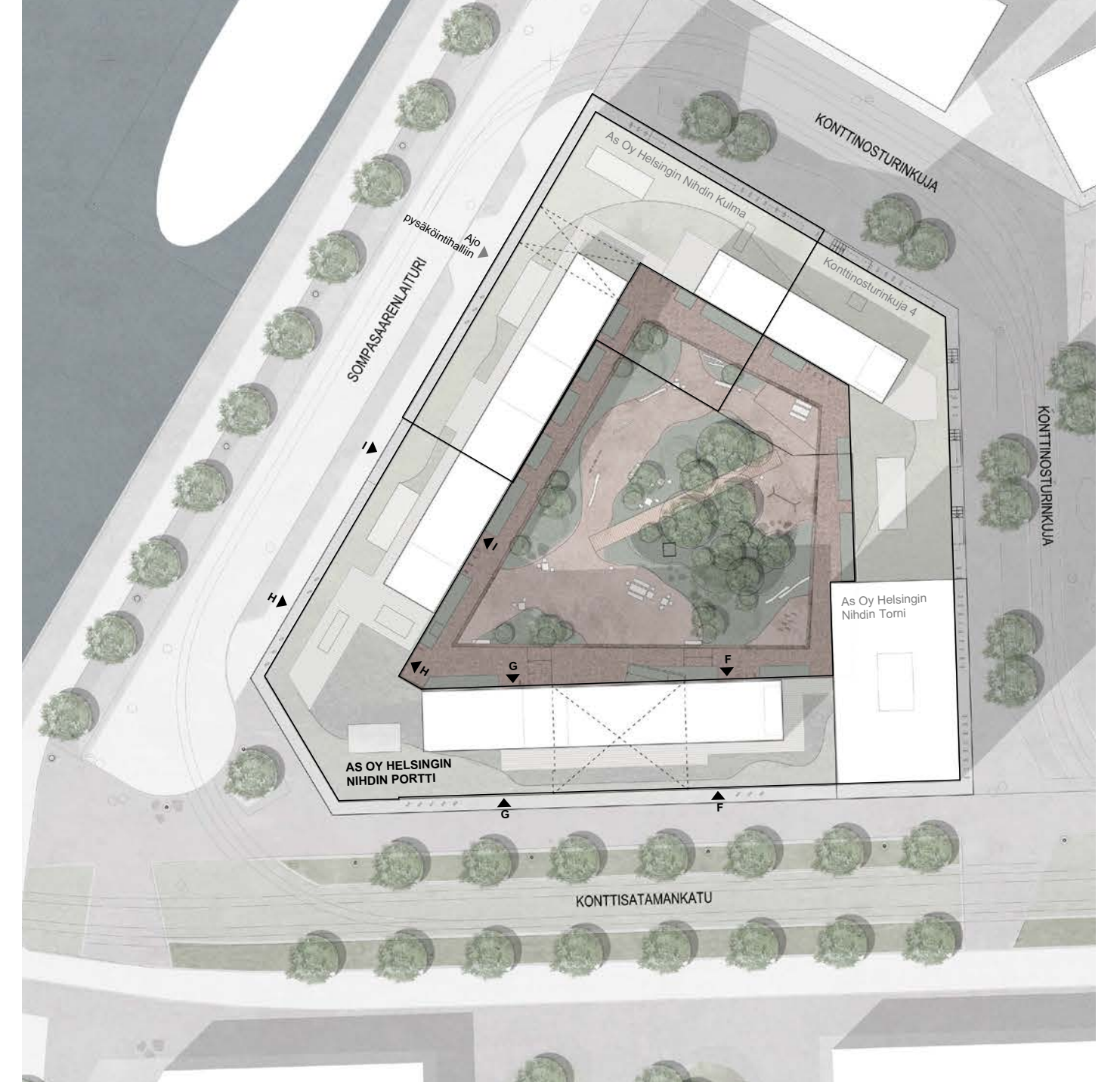
SEE WHAT YOU CAN FIND NEARBY

- 1 Redi
- 2 Mustikkamaa island
- 3 Korkeasaari island and Helsinki Zoo
- 4 Kalasatama Health and Well-being Centre
- 5 School
- 6 Day care centre
- 7 Beach
- 8 Restaurant hub Teurastamo (The Abattoir)
- 9 Grocery shop

Future tramway
Future light rail line



Streets in the Nihti area have been named after its port history.



Facades



South-facing facade, towards Konttisatamankatu



Southeast-facing facade, towards the deck yard



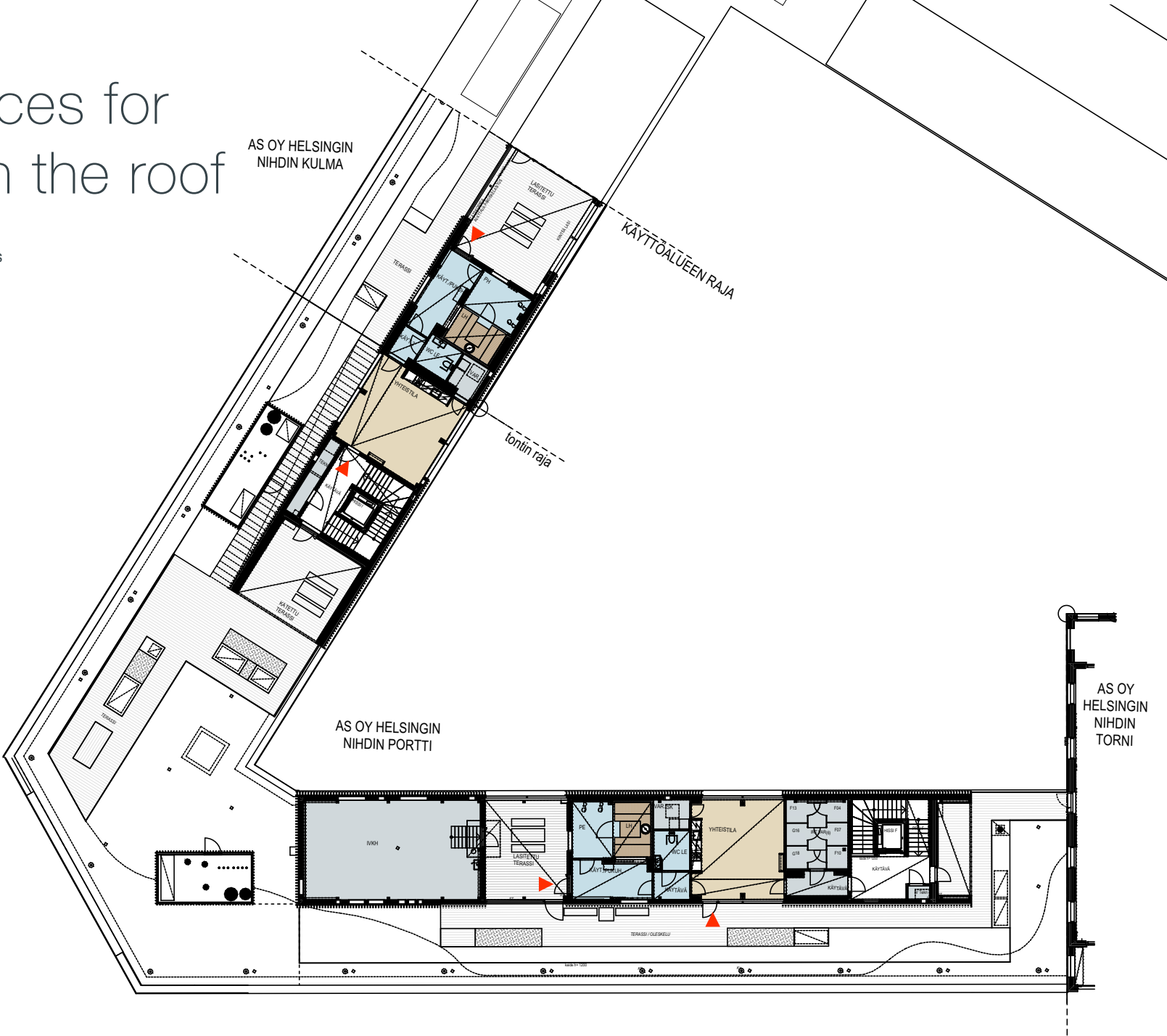
North-facing facade, towards the deck yard



Southwest-facing facade, towards Sompasaarenlaituri

Shared spaces for residents on the roof

➦ In addition to the scenery terraces circling the edges of the roof, residents have access to two glazed and one covered terrace and two clubrooms and sauna facilities.



Parking garage

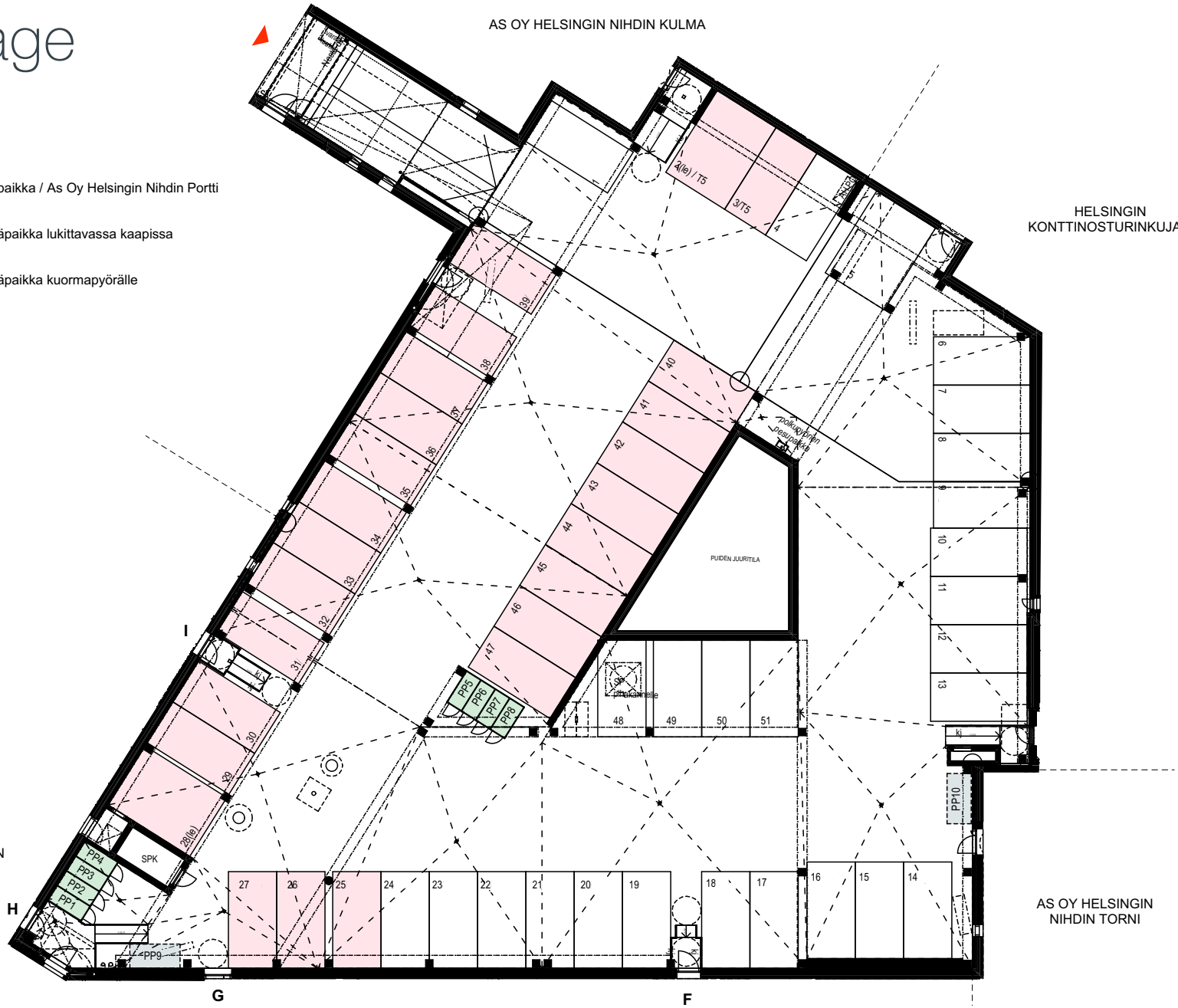
1:300

- Autopaikka / As Oy Helsingin Nihdin Portti
- Pyöräpaikka lukittavassa kaapissa
- Pyöräpaikka kuormapyörälle



1:300 5m

AS OY HELSINGIN
NIHDIN PORTTI

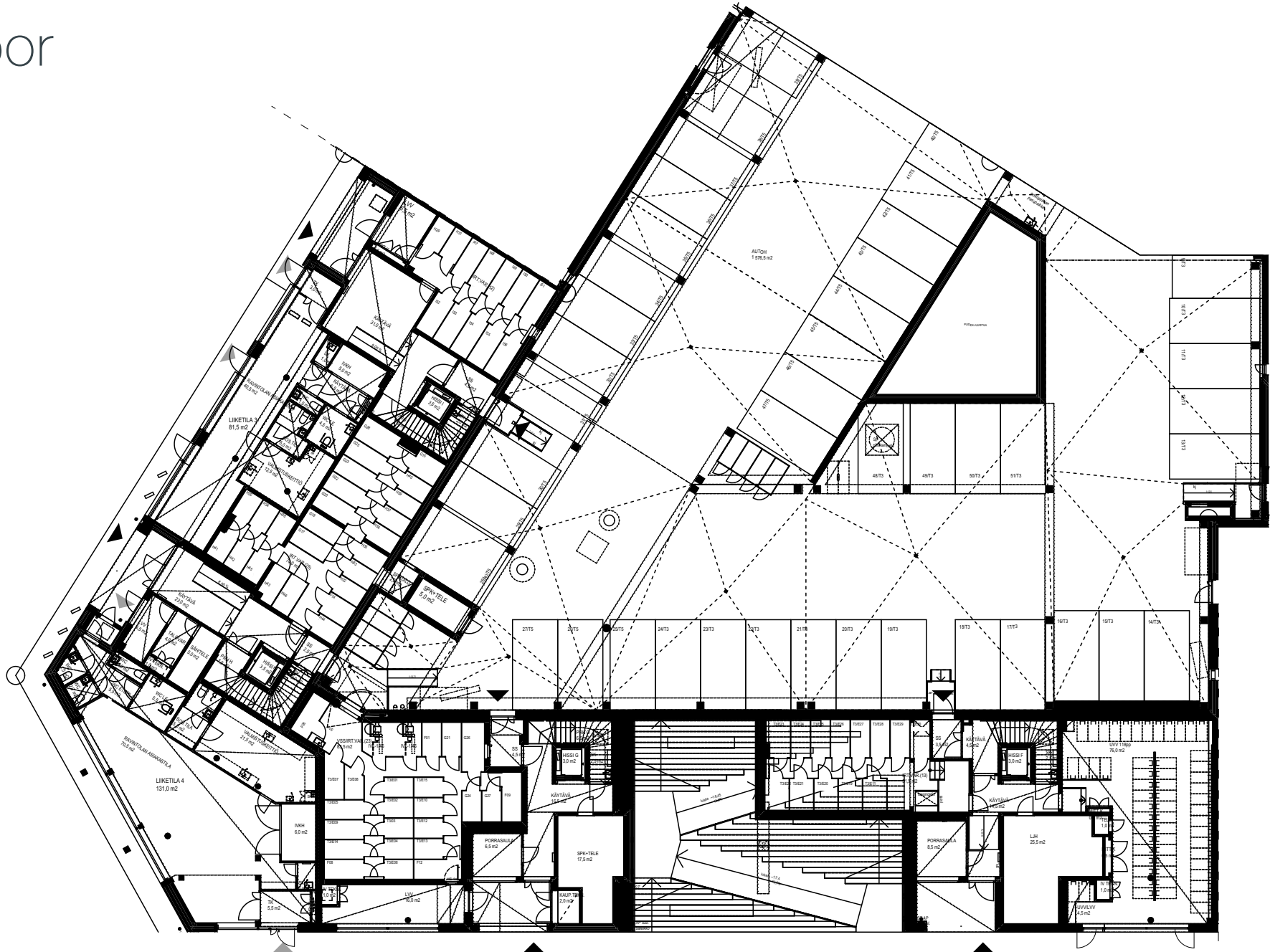


1st floor

1:300

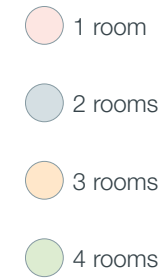


1:300 5m

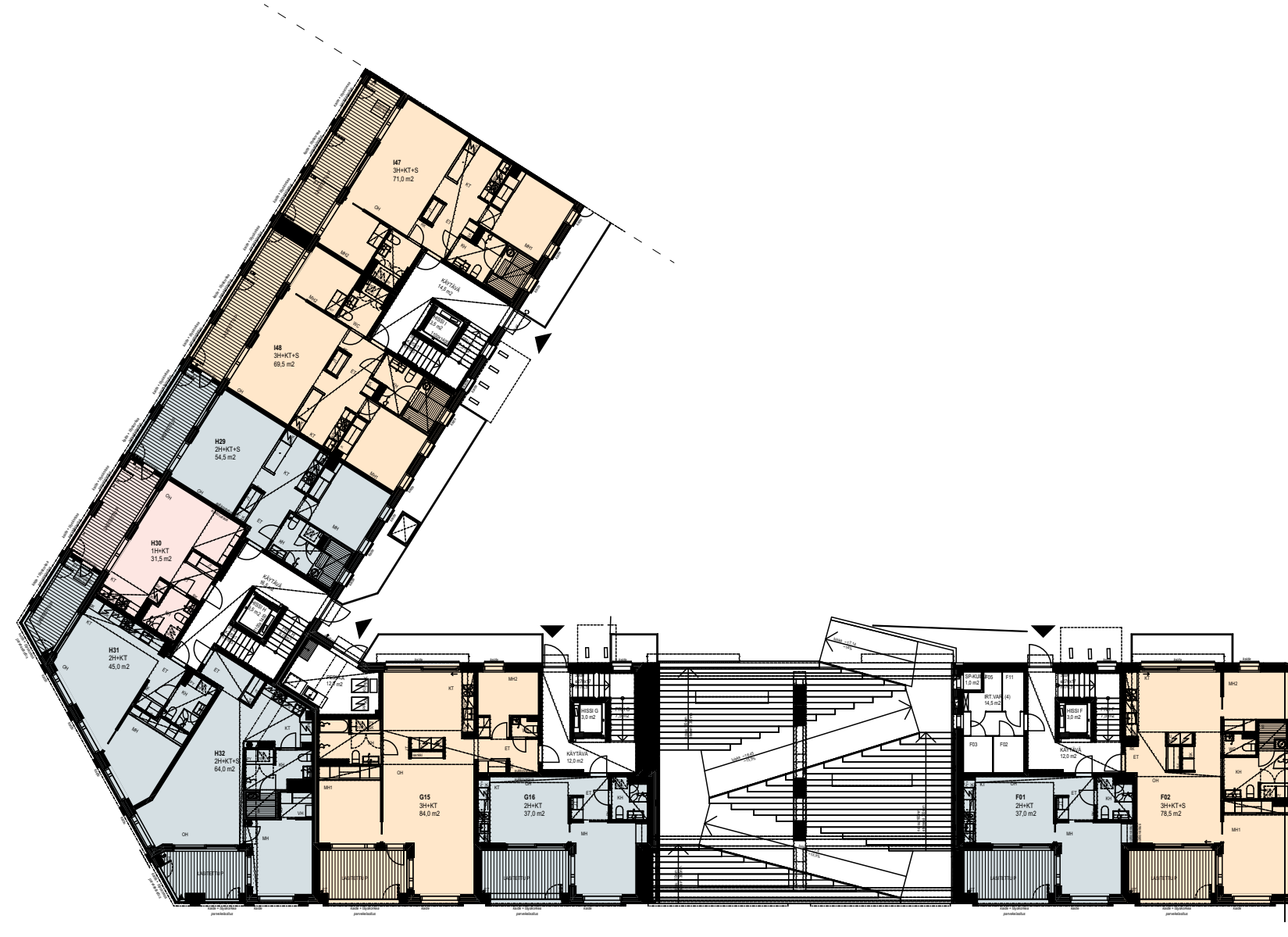


2nd floor

1:300

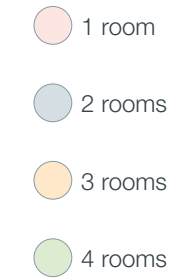


1:300 5m



3rd floor

1:300



1:300 5m



4th floor

1:300

- 1 room
- 2 rooms
- 3 rooms
- 4 rooms



1:300 5m



5th floor

1:300

- 1 room
- 2 rooms
- 3 rooms
- 4 rooms



1:300 5m



6th floor

1:300

- 1 room
- 2 rooms
- 3 rooms
- 4 rooms



1:300 5m

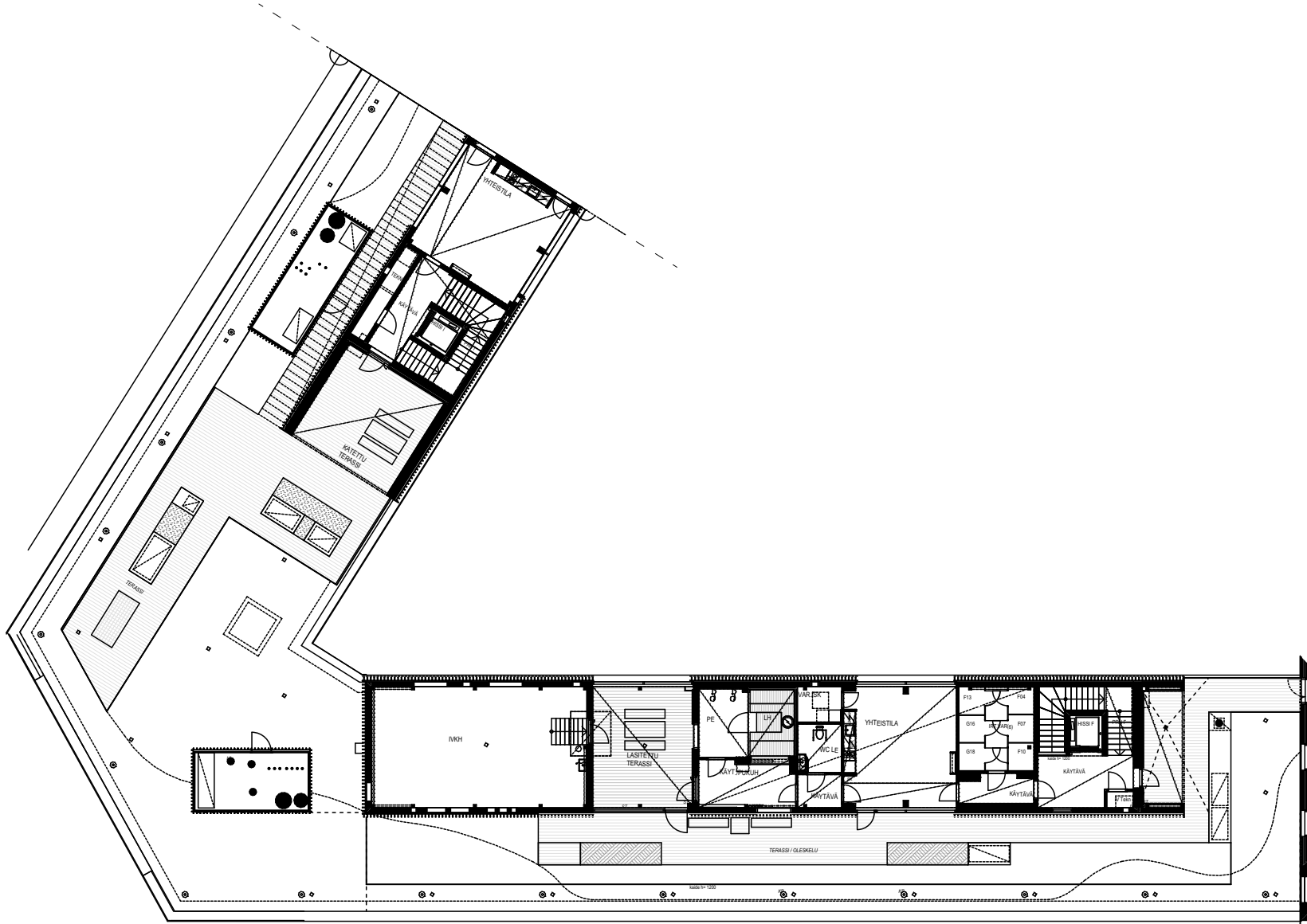


7th floor

1:300



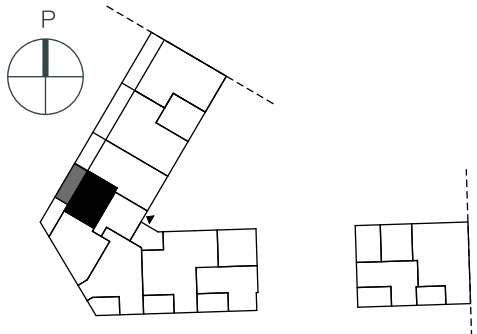
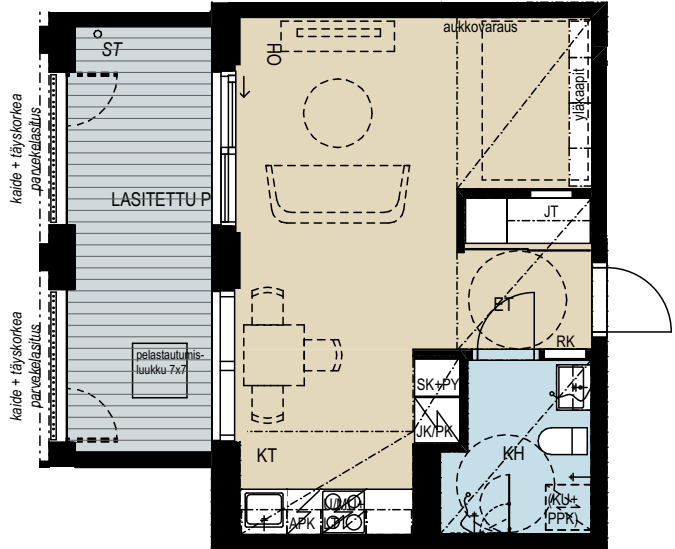
1:300 5m



31.5 m² 1 room + kitchen

H30 2nd floor
H34 3rd floor
H38 4th floor
H42 5th floor
H45 6th floor

Western-facing balcony spanning the length of the apartment towards the shore and Hanasaari.



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



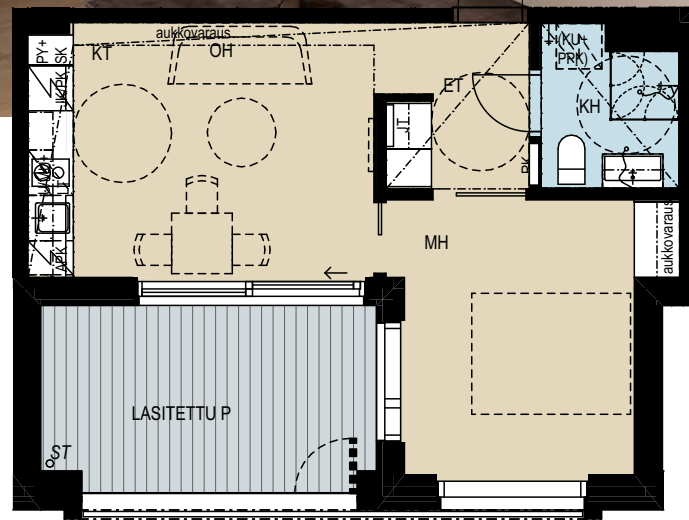
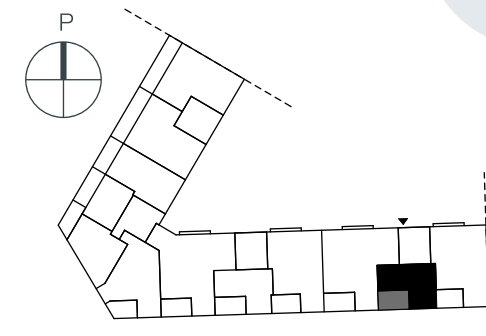
⦿⦿ The balcony has a sliding glass door. Note the convenient cabinets above the bed. Indicative visualisation of the apartment type 31.5 m², one room + kitchen.

37 m² 2 rooms + kitchen

F01 2nd floor
F04 3rd floor
F07 4th floor
F10 5th floor
F13 6th floor



South-facing balcony gives a spectacular seaview!



The living area has a sliding glass door to the balcony. Indicative visualisation of the apartment type 37 m², 2 rooms + kitchen.

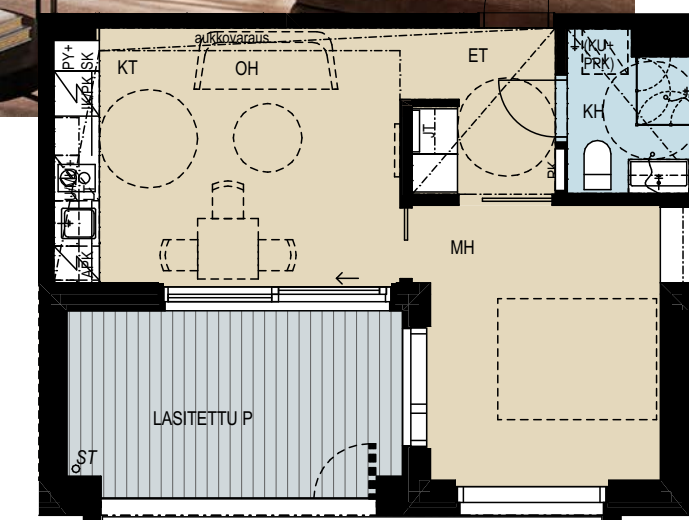
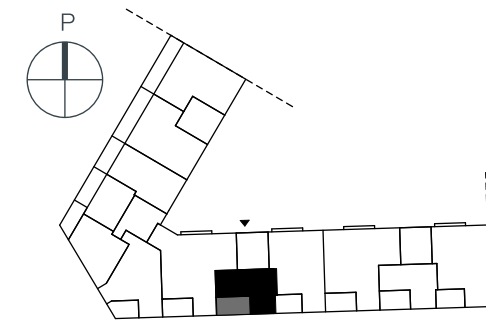
1:100 (1 cm = 1 m) 5m



37 m² 2 rooms + kitchen

G16 2nd floor
G18 3rd floor
G21 4th floor
G24 5th floor
G27 6th floor

Bedrooms have sliding doors that slide into the wall and save space.

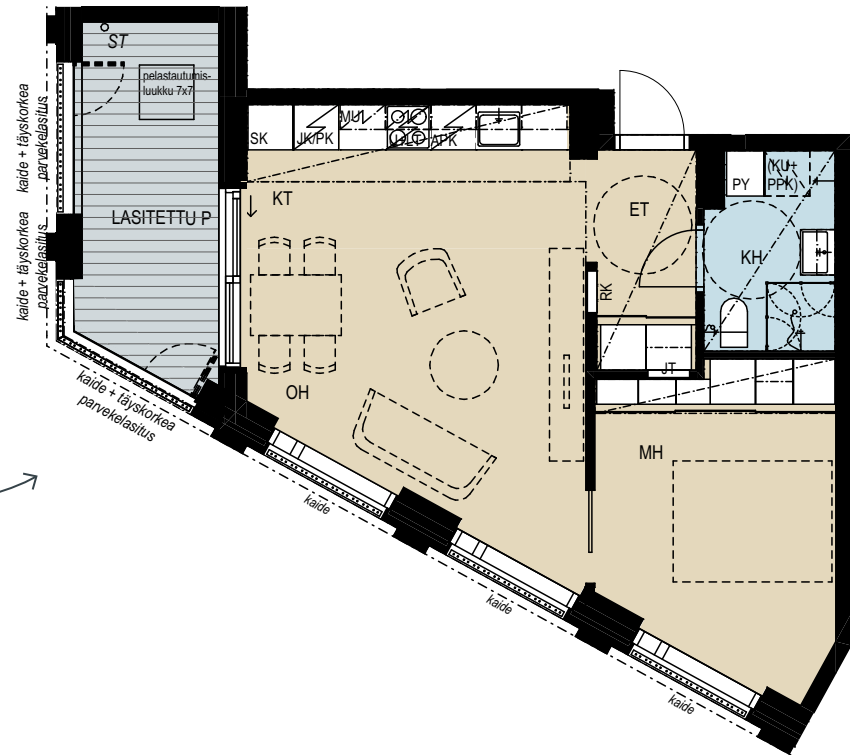


1:100 (1 cm = 1 m) 5m

45 m² 2 rooms + kitchen

H31 2nd floor
H35 3rd floor
H39 4th floor

Unique view of the city!



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

YIT.FI/EN/NIHDINPORTTI



Indicative visualisation of the apartment type 45 m², 2 rooms + kitchen.



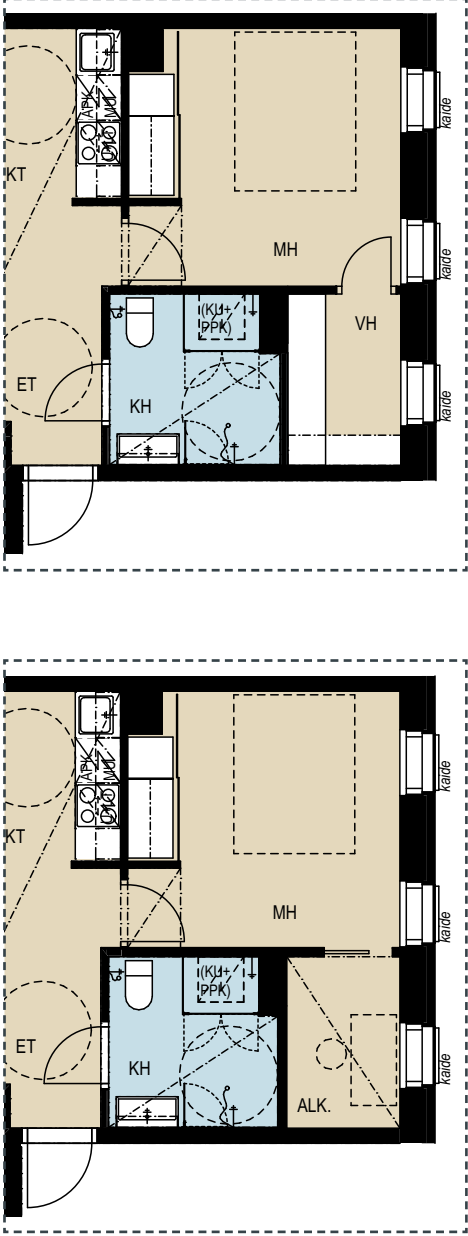
YIT.FI/EN/NIHDINPORTTI

54.5 m² 2 rooms + kitchen + sauna

- H29 2nd floor
- H33 3rd floor
- H37 4th floor
- H41 5th floor
- H44 6th floor



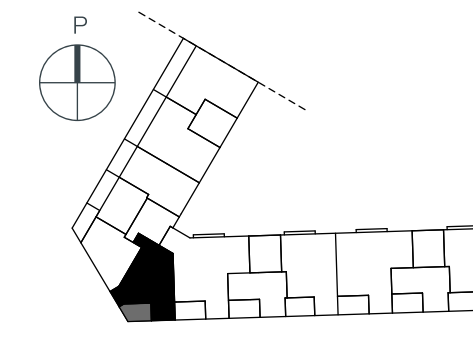
If you make your purchase decision soon, the sauna can be turned into a walk-in closet or a remote work office as alteration work.





64 m² 2 rooms + kitchen + sauna

H32 2nd floor
H36 3rd floor
H40 4th floor

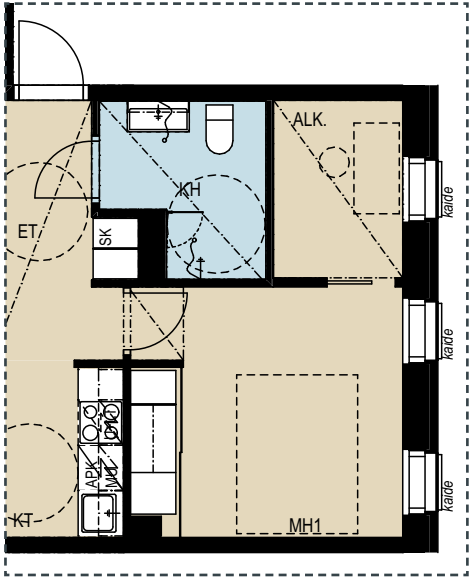
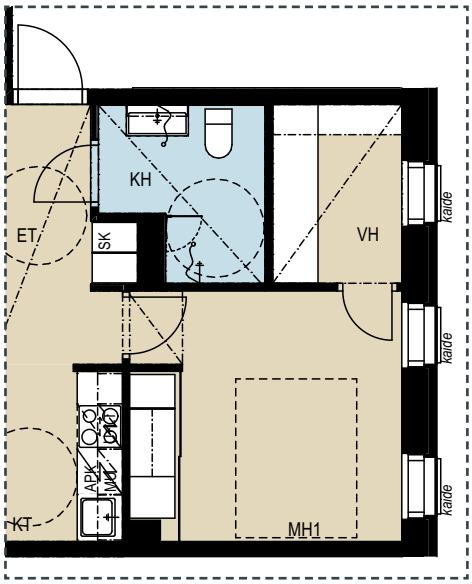
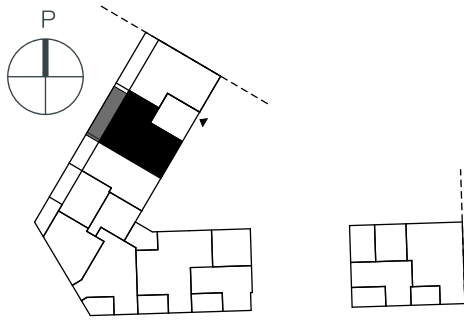


69.5 m² 3 rooms + kitchen + sauna

- 148 2nd floor
- 150 3rd floor
- 152 4th floor
- 154 5th floor
- 156 6th floor

If you make your purchase decision soon, the sauna can be turned into a walk-in closet or a remote work office as alteration work.

Western-facing balcony spanning the length of the apartment.



👁👁👁The apartments spanning across building face towards the shore, Hanasaari and courtyard. Indicative visualisation of the apartment type 69.5 m², 3 rooms + kitchen + sauna.





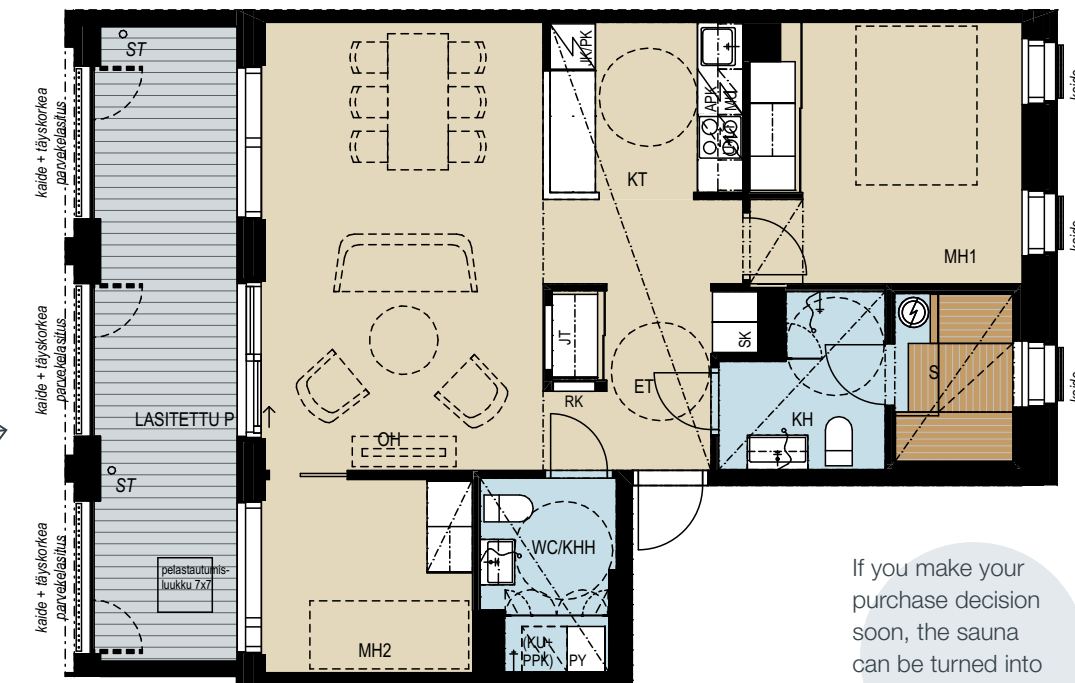
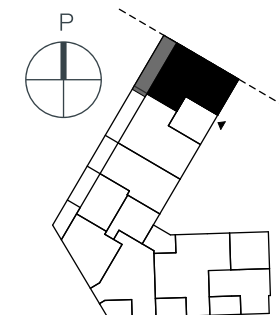
👁👁👁 The apartments spanning across building face towards the shore, Hanasaari and the courtyard. Indicative visualisation of the apartment type 71 m², 3 rooms + kitchen + sauna.



71 m² 3 rooms + kitchen + sauna

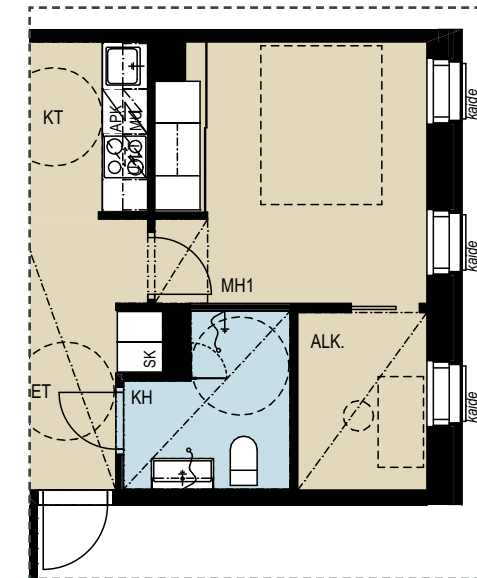
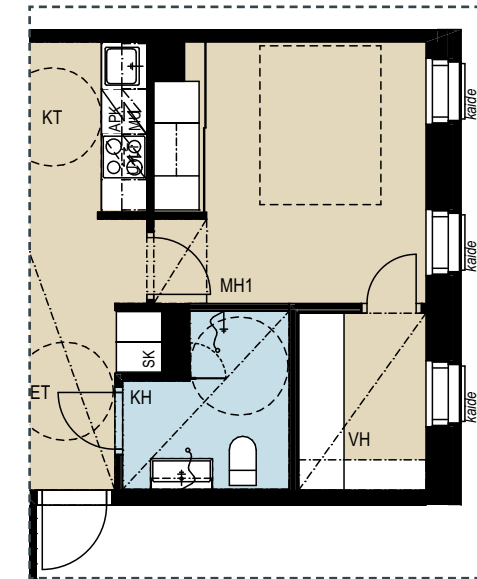
- 147 2nd floor
- 149 3rd floor
- 151 4th floor
- 153 5th floor
- 155 6th floor

Western-facing balcony spanning the length of the apartment.



If you make your purchase decision soon, the sauna can be turned into a walk-in closet or a remote work office as alteration work.

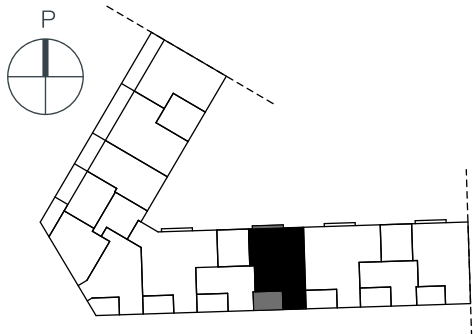
1:100 (1cm = 1m) 5m



75.5 m² 3 rooms + kitchen + sauna

G19 3rd floor
G22 4th floor
G25 5th floor
G28 6th floor

The kitchen and the dining area form their own space.



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



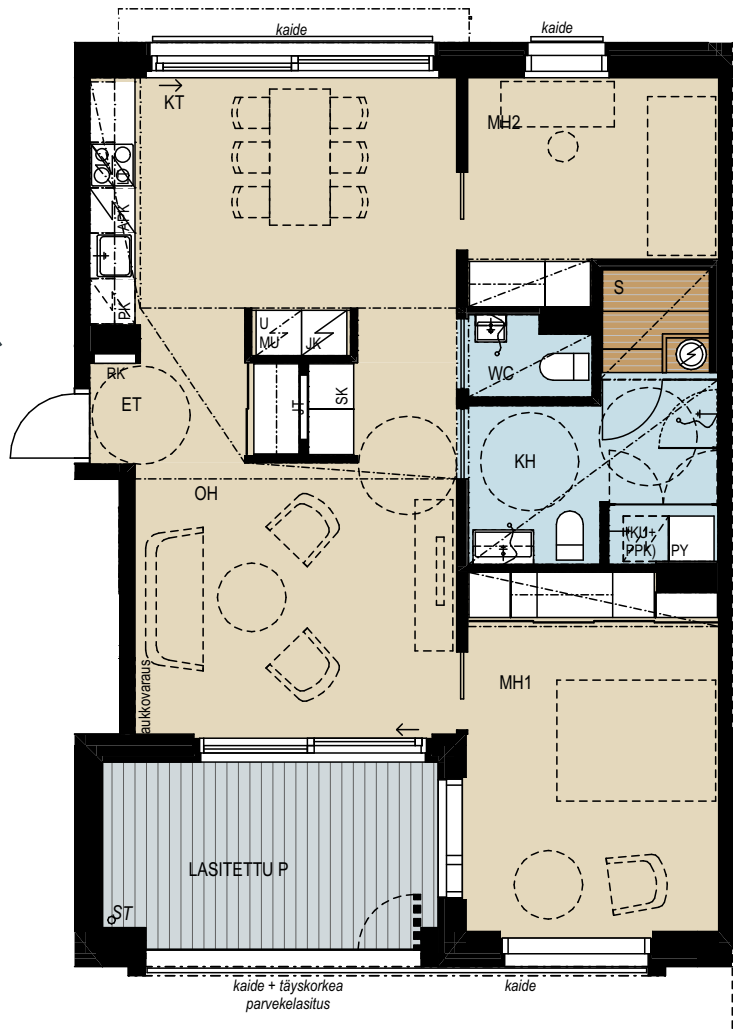
☀☀☀ The apartment spanning across building have views of the courtyard and south towards Konttisatamankatu. Both the French balcony and the glazed balcony have glass sliding doors. The kitchen has two ovens: one has a steam function familiar from professional kitchens, the other is a combination of a regular and a microwave oven. Indicative visualisation of the apartment types 75.5 m², 3 rooms + kitchen + sauna, and 78.5 m², 3 rooms + kitchen + sauna.



78.5 m² 3 rooms +
kitchen + sauna

F02 2nd floor

The kitchen has two ovens:
one has a steam function
familiar from professional
kitchens, the other is a
combination of a regular and
a microwave oven.



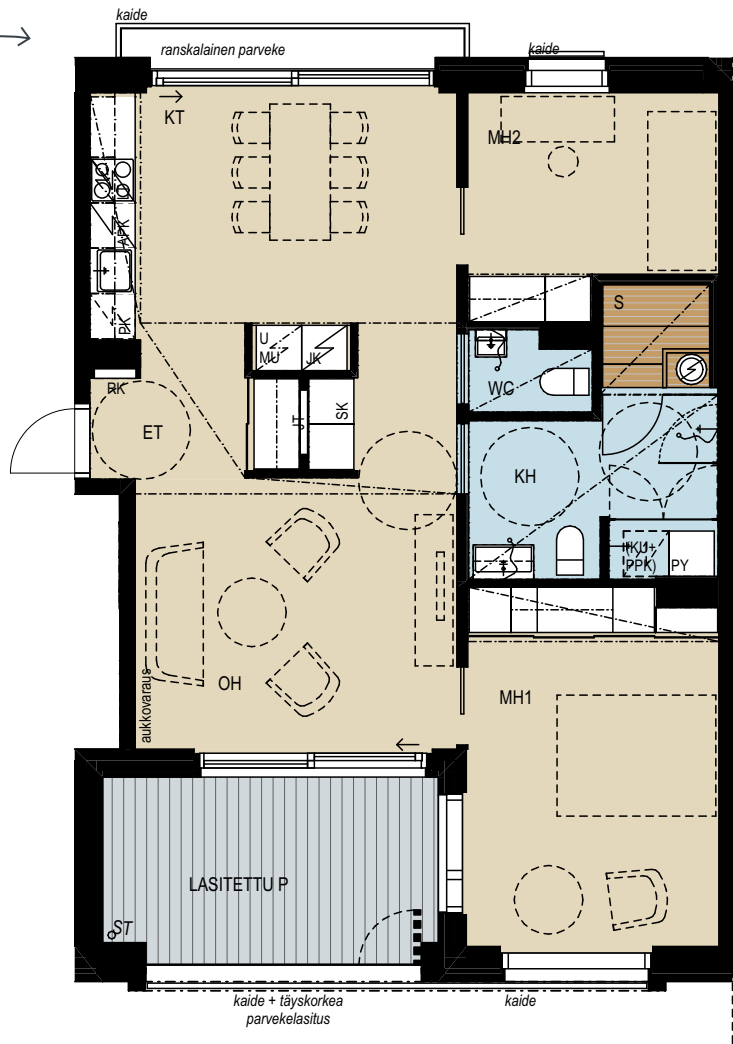
A separate WC
in addition to the
bathroom with a
sauna.

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

78.5 m² 3 rooms +
kitchen + sauna

F05 3rd floor
F08 4th floor
F11 5th floor
F14 6th floor

Both the dining area's
French balcony and the
glazed balcony have glass
sliding doors.

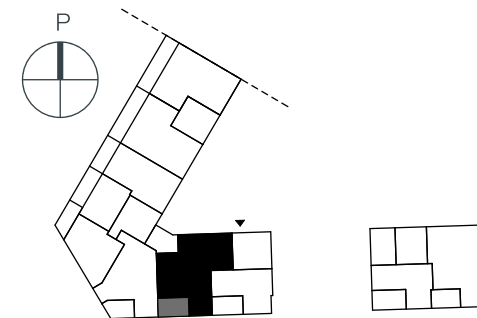


1:100 (1cm = 1m) 5m



84 m² 3 rooms + kitchen

G15 2nd floor



➡ The stunning apartment spanning across building have views of the courtyard and south towards Konttisatamankatu. Indicative visualisation of the apartment types 84 m², 3 rooms + kitchen – 97.5 m², 4 rooms + kitchen + sauna.



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

93.5 m² 4 rooms + kitchen

- F03 3rd floor
- F06 4th floor
- F09 5th floor
- F12 6th floor

A bathtub in addition to a shower!



The apartment spanning the building have views of the courtyard and the sea.

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

97.5 m² 4 rooms + kitchen + sauna

- G17 3rd floor
- G20 4th floor
- G23 5th floor
- G26 6th floor

The room in the building's corner is a perfect remote work office or library!



A fixed sideboard in the wall dividing the dining area from the living area.

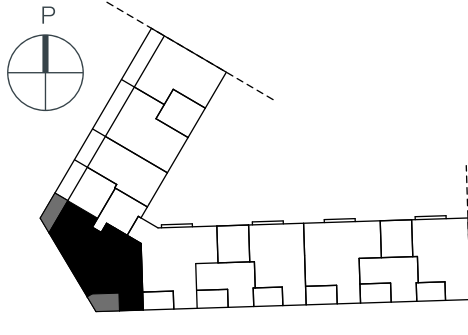
1:100 (1cm = 1m) 5m

111 m² 4 rooms + kitchen + sauna

H43 5th floor
H46 6th floor

Glazed balconies
towards sunlight
in the day and
evening!

A stunning view of the city
centre's lights.

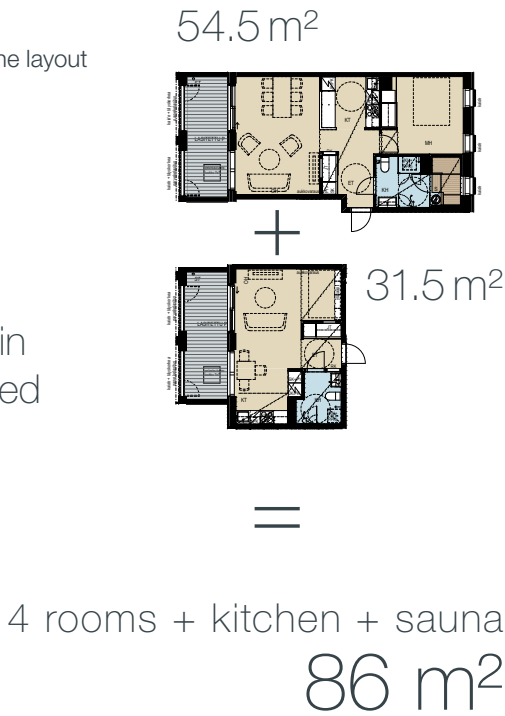


The balcony in the living area has a sliding glass door.
Indicative visualisation of the apartment type 111 m², 4 rooms + kitchen + sauna.

Join apartments together for a unique seaside home

If you make your decision soon, these apartments can be joined together as the layout suggests.

NOTE!
Act fast – apartments can only be joined if the apartments to be joined in the floor you have selected are available.



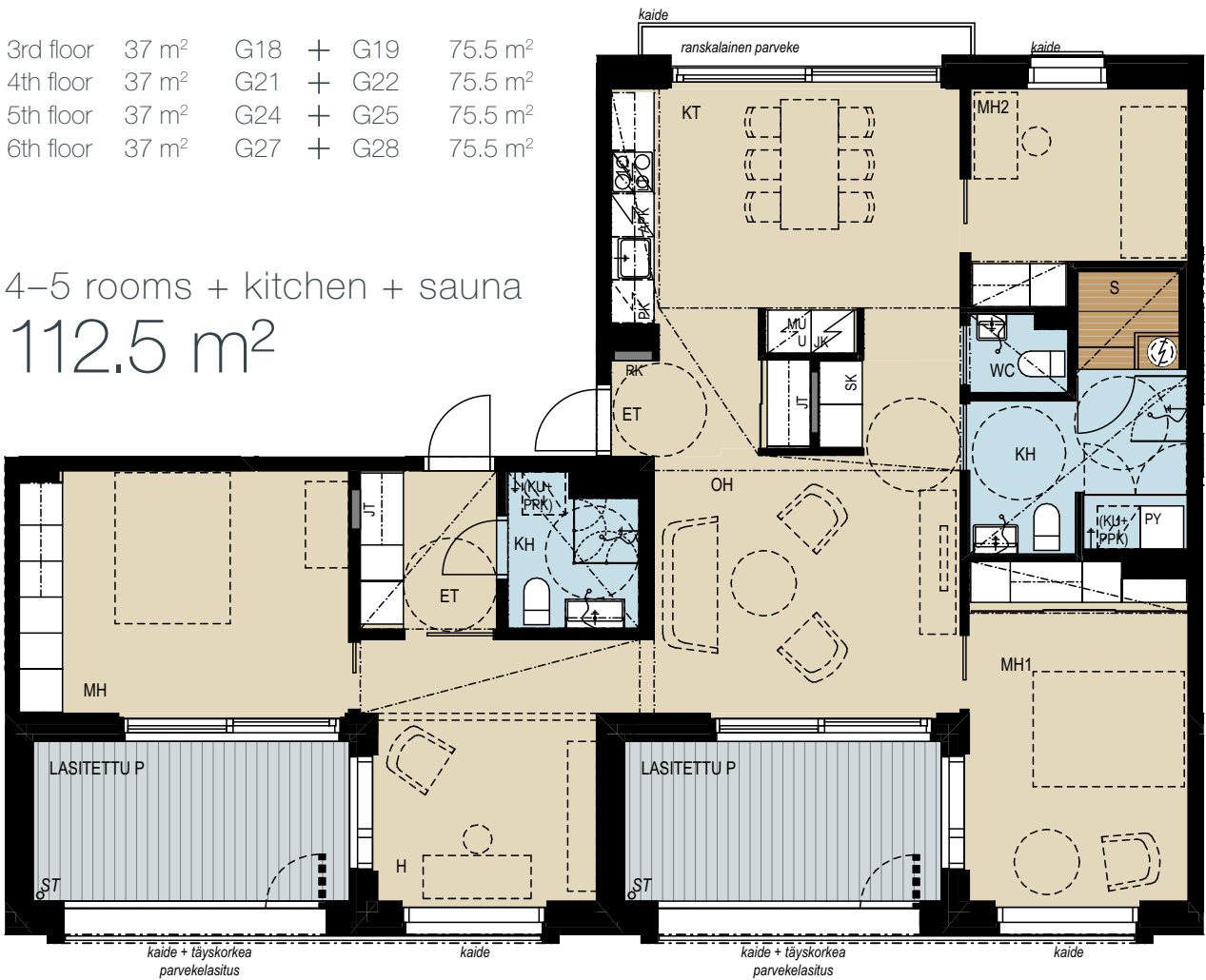
2nd floor	54.5 m²	H29	+	H30	31.5 m²
3rd floor	54.5 m²	H33	+	H34	31.5 m²
4th floor	54.5 m²	H37	+	H38	31.5 m²
5th floor	54.5 m²	H41	+	H42	31.5 m²
6th floor	54.5 m²	H44	+	H45	31.5 m²



3rd floor	37 m²	G18	+	G19	75.5 m²
4th floor	37 m²	G21	+	G22	75.5 m²
5th floor	37 m²	G24	+	G25	75.5 m²
6th floor	37 m²	G27	+	G28	75.5 m²

4–5 rooms + kitchen + sauna

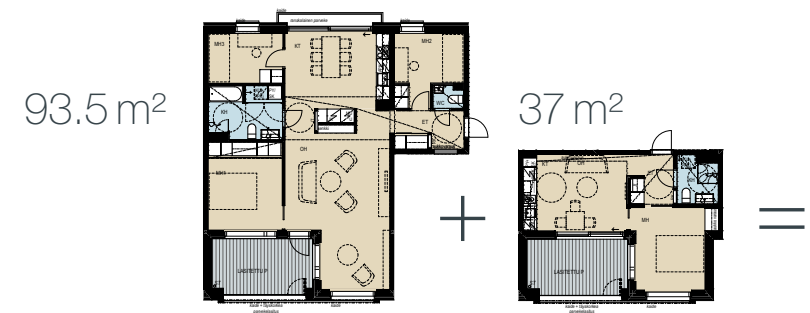
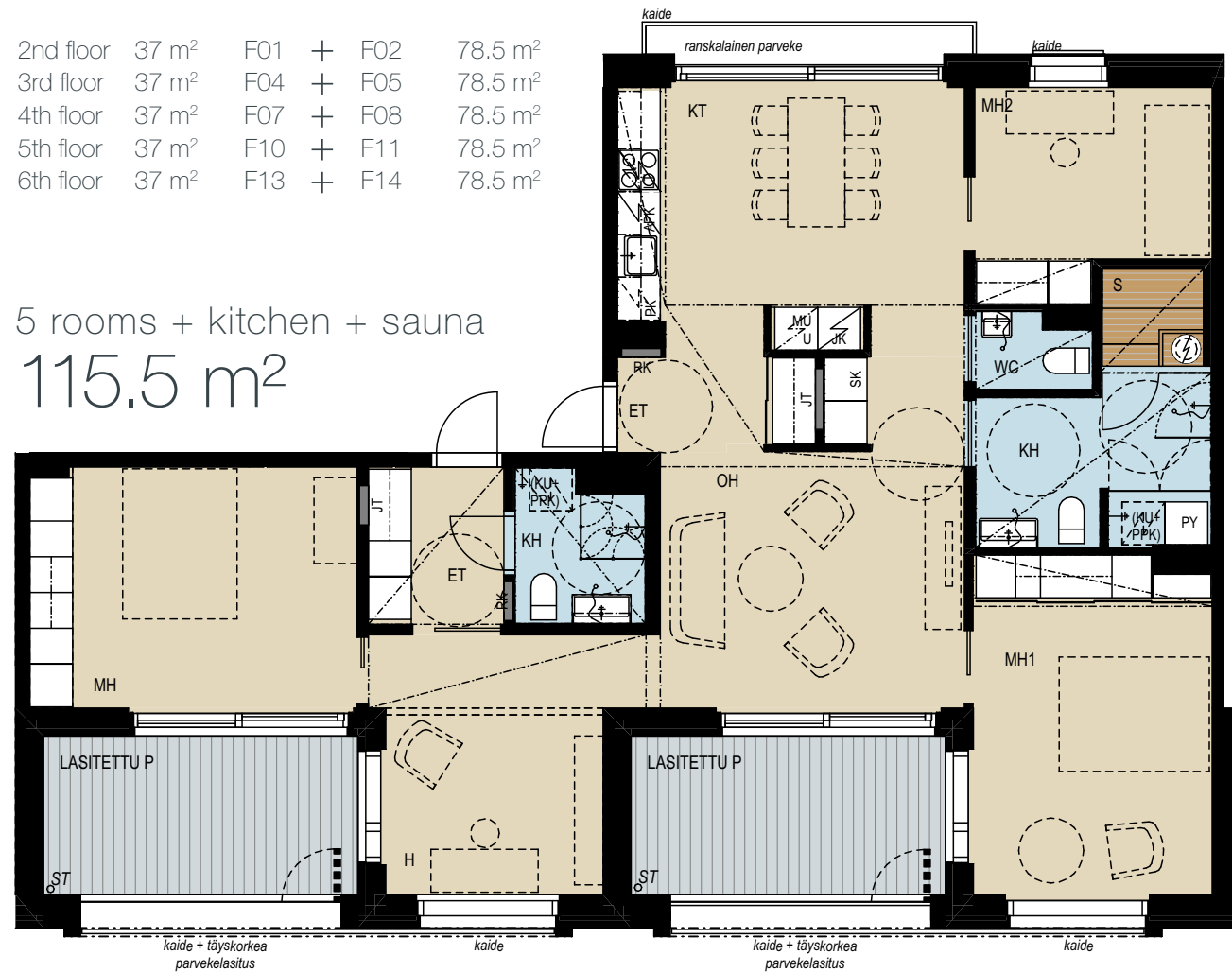
112.5 m²





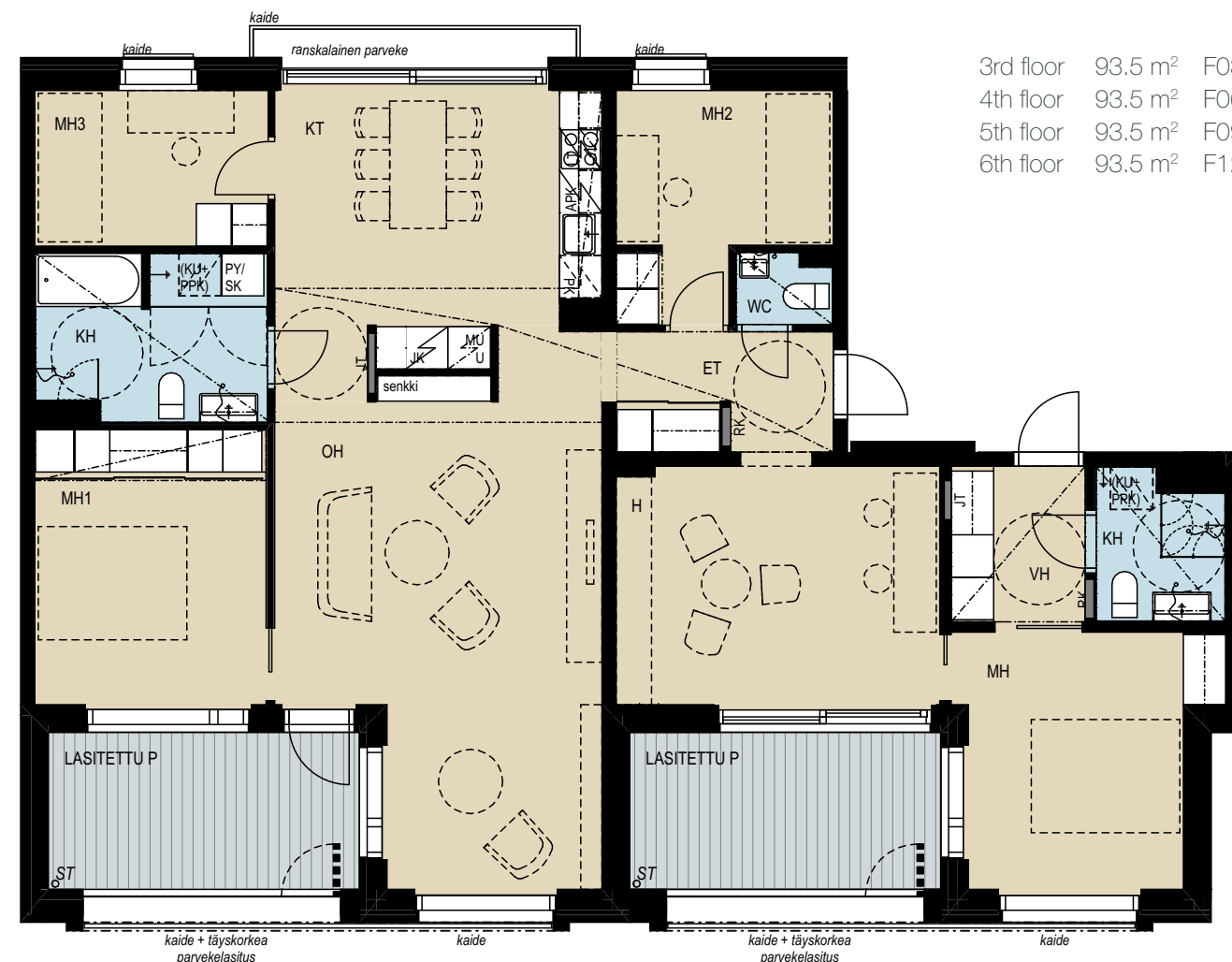
2nd floor	37 m²	F01	+	F02	78.5 m²
3rd floor	37 m²	F04	+	F05	78.5 m²
4th floor	37 m²	F07	+	F08	78.5 m²
5th floor	37 m²	F10	+	F11	78.5 m²
6th floor	37 m²	F13	+	F14	78.5 m²

5 rooms + kitchen + sauna
115.5 m²



3rd floor	93.5 m²	F03	+	F04	37 m²
4th floor	93.5 m²	F06	+	F07	37 m²
5th floor	93.5 m²	F09	+	F10	37 m²
6th floor	93.5 m²	F12	+	F13	37 m²

6 rooms + kitchen
130.5 m²





3rd floor	97.5 m ²	G17	+	G18	37 m ²
4th floor	97.5 m ²	G20	+	G21	37 m ²
5th floor	97.5 m ²	G23	+	G24	37 m ²
6th floor	97.5 m ²	G26	+	G27	37 m ²

5 rooms + kitchen + sauna
134.5 m²

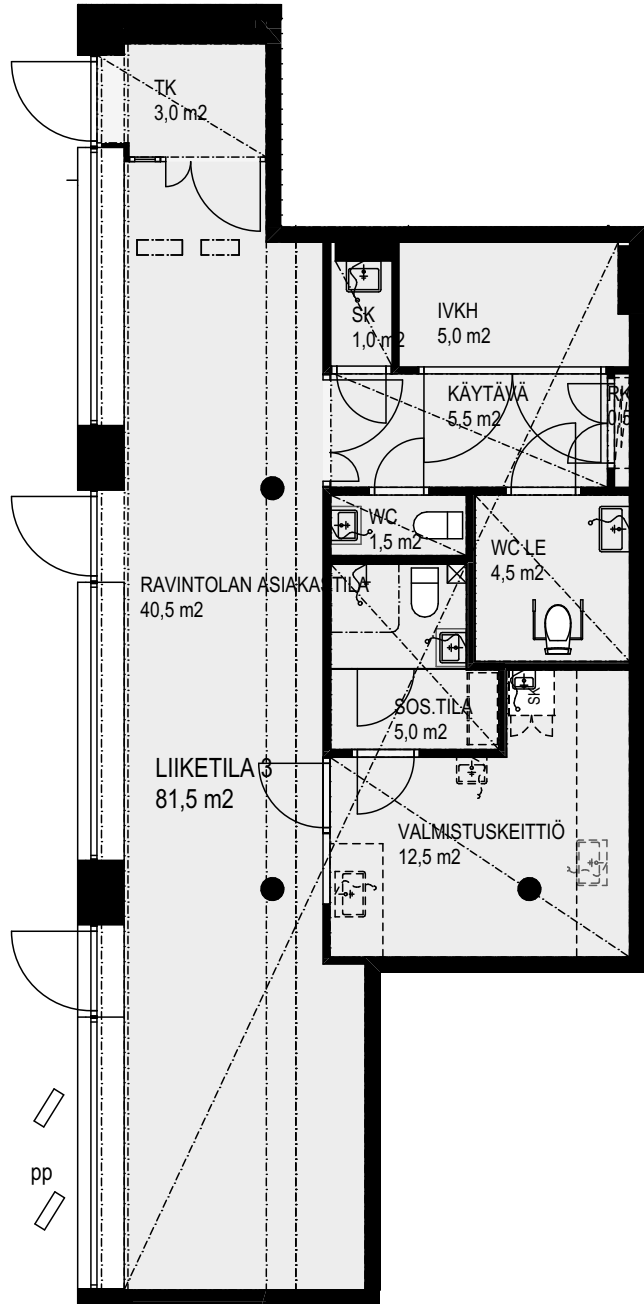


Some homes have two ovens: one has a steam function familiar from professional kitchens, the other is a combination of a regular and a microwave oven.
Indicative visualisation of the apartment types 84 m², 3 rooms + kitchen – 97.5 m², 4 rooms + kitchen + sauna with said kitchen.

81.5 m²
commercial unit

LT3 1st floor

Suitable for
restaurant use.

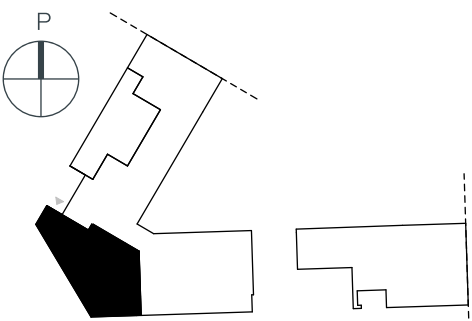


Stunning location along
the Sompasaarenlaituri
quay, in the proximity
of two future tram line
stops.

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

131 m² commercial unit
























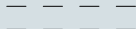







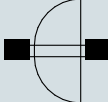


LT4 1st floor



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



An architectural rendering of a modern urban development at dusk. The scene features a waterfront promenade with a concrete quay wall and a dark boat moored in the water. A wide, paved plaza with a metal railing and steps leads up to a row of contemporary buildings. The buildings have large windows and balconies, some of which are illuminated from within. A tall, multi-story building with a distinctive grid-like facade stands out on the right. The sky is a mix of blue and orange, reflecting the sunset. The overall atmosphere is one of a vibrant, modern waterfront community.

	Liesitaso + liesikupu		Siivouskomero + pyykkikaappi
	Kalusteuuni + liesitaso + liesikupu		Pyykkikaappi
	Astianpesukone tason alla		Siivouskomero
	Jääkaappi		Tankokomero / Naulakko,
	Jääkaappi + pakastin		Tankokomero / Naulakko liukuovet
	Pakastin		Hyllykomero
	Keittiön kaapisto: ala- ja yläkaapit		Ryhmäkeskus
	Astianpesuallas		Lattialämmityksen jakotukki
	Mikroaaltouuni		Ovi
	Tilavaraus pesukoneelle/pesutomille + liitännät Lasiovet		Liukuovi
	Taittuva suihkuseinä		Alakatto
	Kääntyvä suihkuseinä		Palkki/kotelo
	Suihkunurkka		Syöksytorvi parvekkeella tai terassilla
	WC-istuin		Pyörätuolin pyörähdysympyrä
	Pesuallas ja taso, peiliakaappi		
	Sähkökiuas		
	Lattiakaivo		
	Parvekeovi, kaksilehtinen		
	Parvekeovi, yksilehtinen		
	Liukulasi-ikkuna, avautumissuunta		

Building specification

FEBRUARY 23, 2021

HOUSING COMPANY

Asunto Oy Helsingin Nihdin Portti is located Nihti, in the district of Kalasatama in Helsinki. The company owns specified share 50/100 of residential building plot number 10668/5. A land lease has been signed for the other 50/100, according to which the company can redeem that share of the plot with apartment-specific shares once a year.

The company has a residential apartment building with 6 floors across 4 levels and a lift. Address: Konttisatamankatu 2 and Sompasaarenlaituri 24, 00540 Helsinki.

The company has a joint arrangement agreement with the properties in the same block. The joint arrangement agreement concerns, among other things, access rights, parking, yard areas, lifting points of emergency vehicles, shared facilities, waste management, civil defence shelters, wiring, pipelines and cables, stormwater systems, firewalls, placing of structures, shared structures, administrative committee and division of shared costs.

STRUCTURES AND FACADES

The building has a concrete frame. The buildings have in part a pile foundation and in part spread foundations resting on rock. The ground floor, intermediate floors and roofing decks are primarily built with hollow-core slab structures. The apartment building has a flat roof covered with green or meadow roofs or decked terrace. The walls of the shared

and technical facilities located on the roof are primarily sandwich units with a metal surface and steel frame. The facilities have asphalt roll roofing with pebbles.

The apartment building's external walls are primarily masonry walls built on site. The inside insulation of the external walls has a concrete structure. The surface and jambs of the glazed balconies' back walls are painted concrete. Some balcony jambs are lightweight or encased and surface-clad with facade panels. The facade of the structures on the roof is metal sheet.

BALCONIES, ROOFTOP TERRACES AND APARTMENTS' OWN YARDS

The apartment building's balconies have a concrete structure with decking on the floor. The balconies are glazed. The balconies have steel railings with glazing from floor to ceiling on the inside that can be opened. The balconies have free ventilation, and the glazing does not completely shield the balcony from wind, water and snow.

The French balconies, too, have a concrete structure. The French balconies have steel railings. The French balconies do not have glazing.

Some balconies have an escape hatch and/or emergency exit access hatch in the side wall.

WINDOWS AND DOORS

The apartments' windows are quadruple-glazed wood-aluminium 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 glass windows or wooden doors with a glass opening, and their exterior is clad with baked enamel aluminium, like the windows. The doors of French balconies are sliding glass windows. Apartment windows and balcony doors to be equipped with white louvres. The louvres of the balcony doors are surface mounted. The sliding glass windows have white pleated blinds. There are steel railings outside the windows. The apartments' landing doors are single-leaf fireproof doors.

APARTMENT INTERIORS

See the available options from the property's interior design material brochure.

Partition walls

The partition walls that frame the apartments are primarily concrete walls. Light partition walls inside the apartment are metal-framed plaster board walls. Bathroom walls primarily have a board structure according to the floor plan.

Internal doors

The internal doors are white, factory-painted flush/sliding doors according to the floor plan. The sauna doors are full glass doors.

Floors

The living spaces have boarded parquet floors. The parquet is not installed below fixed furniture. If necessary, the boarded parquet 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 leveled and painted. The leveling and painting will not be extended behind the fixed furniture. The space between the kitchen counter top and wall cupboards will be furnished with a back splash. The bathroom, sauna, toilet and utility room walls use ceramic tiles. The sauna walls will be paneled.

Ceilings

The ceilings of living spaces are primarily spray-plastered and partially painted. The ceilings in the sauna, bathroom, toilet and utility rooms will be paneled.

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 counter tops are made of a quartz composite, and the sinks to be mounted on the counter top from below are stainless steel or Silgranit granite composite.

Appliances and equipment

The kitchen has a built-in oven or combination oven, fridge-freezer or a fridge and a freezer, either underneath the countertop or an upright freezer, integrated dishwasher, integrated microwave oven or combination oven and an induction hob. The bathrooms have connections and space for a washing machine and dryer.

VENTILATION, HEATING AND WATER

The building has a centralised supply and exhaust air ventilation system equipped with heat recovery equipment. In addition, the ventilation system is equipped with a supply air cooling unit.

In the apartments, ventilation can be controlled from the apartment-specific control panel with the settings "home - away - enhanced". With the away setting, the ventilation is decreased and with the home setting, it runs as normal. With the enhanced setting, the ventilation is more efficient and returns to normal automatically. When cooking, the

cooker hood's damper can be opened, which means a larger amount of air is removed via the cooker hood than under normal circumstances. The cooker hood's damper also steers supply air to the Enhanced setting.

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 wet underfloor heating that is connected to the district heating network. The housing company is also connected to the district cooling network, and outside the heating season, the apartments have wet underfloor district cooling. The tiled floor of the bathroom and separate toilet is fitted with electric underfloor heating for comfort, connected to the apartment's electricity system. The electric underfloor heating of saunas and bathrooms located along the external walls of the building are connected to the housing company's electricity system.

SYSTEMS

There is a cable TV system in the company. 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 on the street side have an intercom system. The other entrances in stairwells have been quipped with a code lock. The housing company's shared spaces have been equipped with electronic locking mechanisms. 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.

Clubrooms, sauna facilities and the laundry room are reserved through a separate reservation space in the resident portal.

The company has an indefinite contract regarding remote 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 COURTYARD AREAS AND PARKING

The outdoor areas and planting work will be completed according to a separate courtyard plan. Car parking spaces (25 spaces in the garage) are primarily located on the housing company's plot, in the parking garage located underneath the courtyard deck in the middle of the block. The parking spaces are fitted with Type 2 electric car charging points. The load management of electric vehicles' charging points smartly distributes charging power to each parking space according to the available charging capacity.

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 an artist's view of the property and do not necessarily reflect the actual property in every detail.

The buyer must familiarize 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 a 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 are happy to help!

yit.fi/en/steps-to-buying



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

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