



Homes with sense and sensibility

# Helsingin Nihdin Tornit

**Kalatatama | Sompassaari**  
Apartment building homes

**KALASATAMA**









NEXT TO THE SEA  
AND MUSTIKKAMAA  
ISLAND



A TRENDY AND  
URBAN AREA



CITY CENTRE'S  
SERVICES



KALASATAMA

Indicative visualisation.

# The stylish Nihti is the latest addition to the new coastal cityscape

## Variable services

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. The excellent services of the city, such as shopping centre Redi, various boutiques, a day care centre and schools are within a short walking distance.

## Excellent traffic connections

From your new urban home in Nihti, you'll travel anywhere easily – even without a car! The walk to the nearest bus station is approximately five minutes, and the metro station is only 10 minutes away. As Kalasatama is completed, two tram lines run next to the YIT Homes block: from Nihti to Pasila and from Laajasalo to Hakaniemi.

## Urban vibrancy and seashores

The area is a spectacular combination of urban living and seaside nature. The nearby Kalasatama-npuisto park has room for dancing, playing and skateboarding. Along the Isoisänsilta bridge, you can walk or cycle to Mustikkamaa island's beaches and recreational trails or to Korkeasaari and its Helsinki Zoo.

## Hub 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.

The facade of the 16-storey Nihdin Tornin was inspired by shipping containers. Indicative visualisation.





### 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.

### Inspired by maritime history

In a top-notch location, the architecture of the 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, Nihti has again been restored into an island, and the Nihdinkanava channel runs between Sompasaari and Nihti.

### High-quality complex close to the sea

The stylish Nihti block is located close to the seashore. The non-smoking block takes the concept of urban living and elevates it to new heights. The vivid architecture, the scenic steps overlooking the sea, the inviting courtyard with a common area and the spacious scenic terraces with green roofs are some of the most unique features of the block.



### 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.

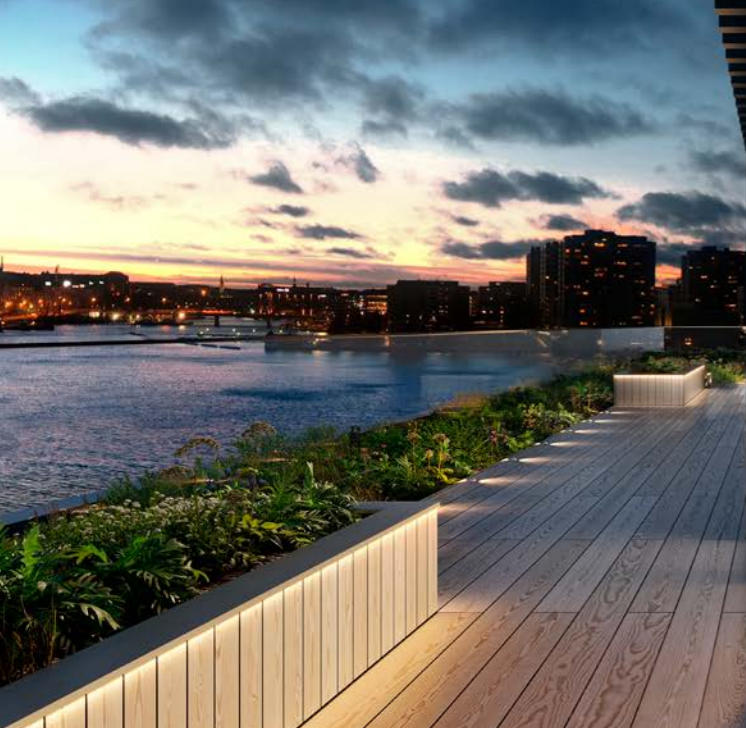
📍 Sörnäistenniemi cape. Sompasaari, Hanasaari and Nihti. Photo: Helsinki City Museum / Somersalo 1931

At sunset, Nihti offers iconic views of the Uspenski Cathedral and the historic red brick warehouse in Kanavaranta.



@ Kimmo Fonsell / Vastavalo.net





**Luxurious shared facilities for residents**

You will have more space than just your new YIT Home at your disposal. Nihdin Tornii features a furnished multifunctional space and a laundry room.

Residents of Nihdin Tornii may also enjoy spending time on the wide steps overlooking the sea as well as the lush courtyard. The topmost floor of the adjoining housing company has a comfortable terrace and two furnished sauna facilities and clubrooms with spectacular views of the sea. The residents of the block also share a recycling room and a bicycle washing station in the parking hall.

➔➔➔ Residents of Nihdin Tornii get to enjoy comfortable common areas and roof terraces with spectacular views of the sea. The images are indicative visualisations.





# The seaside Nihdin Torni rises above the streets of downtown Helsinki

The tram lines from Nihti to Pasila and from Laajasalo to Hakaniemi will run next to the Nihti block. Indicative visualisation.

## Natural light, sceneries and spaciousness

Inspired by shipping containers, the 16-storey Nihdin Torni brings a unique look to the elegant block while hinting at the history of the area. Placed at the corner of the block, the high-rise features interesting variety in the placement of its windows, creating a lively and stylish facade.

## Timeless design

In addition to two unique studios and a one-bedroom apartment, the selection includes spacious homes spanning from one side of the building to the other, featuring balconies overlooking the sea and the cityscape of Helsinki. The homes in the tower section of the building offer unobstructed views of the sea and the iconic landmarks of downtown Helsinki. The topmost floor has unique two-storey homes with lounging lofts overlooking the sea.

## Everyday luxury

The polished details of the excellently equipped Nihdin Torni homes offer authentic everyday luxury. The large, varying windows create a unique characteristic.

The glazed balcony, or two or three of them, depending on the apartment, is a sheltered maritime oasis. Some of the balconies are equipped with a sliding glass door. Some of the open-plan kitchens have a kitchen island with storage space under the worktop, a cooking hob, an integrated cooker hood and a freezer under the worktop.



- View of the sea and city centre
- 
- Unique studios and a one-bedroom apartment
- 
- One or two-storey family homes
- 
- The homes have one, two or three glazed balconies
- 
- Underfloor heating and apartment-specific cooling
- 
- Some homes have their own sauna for relaxation

[yit.fi/en/nihdintorni](https://yit.fi/en/nihdintorni)





➤ On floors 7–16, the windows are a dignified black. Indicative visualisation of apartment E 24, 87 m<sup>2</sup>, 13th floor.

View of the sea and city centre.



Refined elegance is the most attractive characteristic of these homes.

➤ Two-storey urban home overlooking the most iconic sceneries of downtown Helsinki! Indicative visualisation of apartment E 28, 151 m<sup>2</sup>, 15th–16th floor.

➤ The windows on floors 2–6 are white with a stylish metal railing. Indicative visualisation of apartment E 03, 56.5 m<sup>2</sup>, 2nd floor.







## 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. The characteristics of the owner-occupied, Hitas and ARA apartments, located on the four plots of the block, complement each other, creating a rich combination of different apartments.

All of the apartments share an abundance of natural light, spaciousness and extensive views. 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.

Helsingin Nihtin Tornin is built as part of a block complex that won a design contest. The objectives set for the contest guided the design and planning process. The designers tapped into the opportunities provided by the tall, narrow body of the building. The designers based the directions and dimensioning of the apartments in the tower section's divided floor level on a light apartment type that utilises the free facade line and opens up in different, scenic directions as extensively as possible. The large outdoor spaces of the apartments offer diverse views in different directions. Varying from one floor to another, the window placements create a unique and recognisable look to the apartments.

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 yard is structured as waterfront zones, with plants and a variety of seating and play areas. The edges of the yard feature grasses as a reference to seaside meadows, while the middle section has more shrubs and trees. Wooden common areas amidst the vegetation are reminiscent of jetties.

The block offers a diverse variety of common spaces. 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



Sustainable and timeless elegance of the inner city.

Indicative visualisation of one of the glazed balconies in a two-storey apartment (apartment E 29, 166 m<sup>2</sup>, 15th and 16th floors).



# 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 freely combine different themes to create a home that pleases you! Learn more [yit.fi/en/interior](https://yit.fi/en/interior)

## Highlights from your new home

- ♥ Luxurious materials that are easy to maintain
  - ♥ Mainly floor-to-ceiling windows
  - ♥ Elegant boarded parquet
- ♥ Luxurious quartz composite countertops
- ♥ Kitchen with high-quality, integrated appliances
  - ♥ Wet rooms feature large tiling and mosaic tiling on the floor
  - ♥ Rainfall shower and a wall-mounted toilet seat in the bathroom

Indicative visualisation of apartment E 21, 95 m<sup>2</sup>, 11th floor.



# 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.



➤ A luxurious bathroom with the Light interior design theme. Indicative visualisation of apartment E 08, 90 m<sup>2</sup>, 5th floor.

➤ A kitchen with the Light interior design theme. Indicative visualisation of apartment E 08, 90 m<sup>2</sup>, 5th 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 tranquility  
brings true balance to the soul.

➤ A kitchen with the Mist interior design theme.  
Indicative visualisation of apartment E 13, 38.5 m<sup>2</sup>, 7th floor.

➤ A luxurious bathroom with the Mist interior  
design theme. Indicative visualisation of apartment  
E 09, 108 m<sup>2</sup>, 5th 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 skillful use of colours and textures.



➤ A luxurious bathroom with the Night interior design theme. Indicative visualisation of apartment E 23, 95 m<sup>2</sup>, 12th floor.

➤ A kitchen with the Night interior design theme. Indicative visualisation of apartment E 23, 95 m<sup>2</sup>, 12th floor.





# The key facts about your home's financing

## Apartments with no housing company loan

Helsingin Nihdin Tornin 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 suosittalema, meaning "recommended by financial institutions".

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](https://yit.fi/en/leaseplot)

# 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 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](https://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

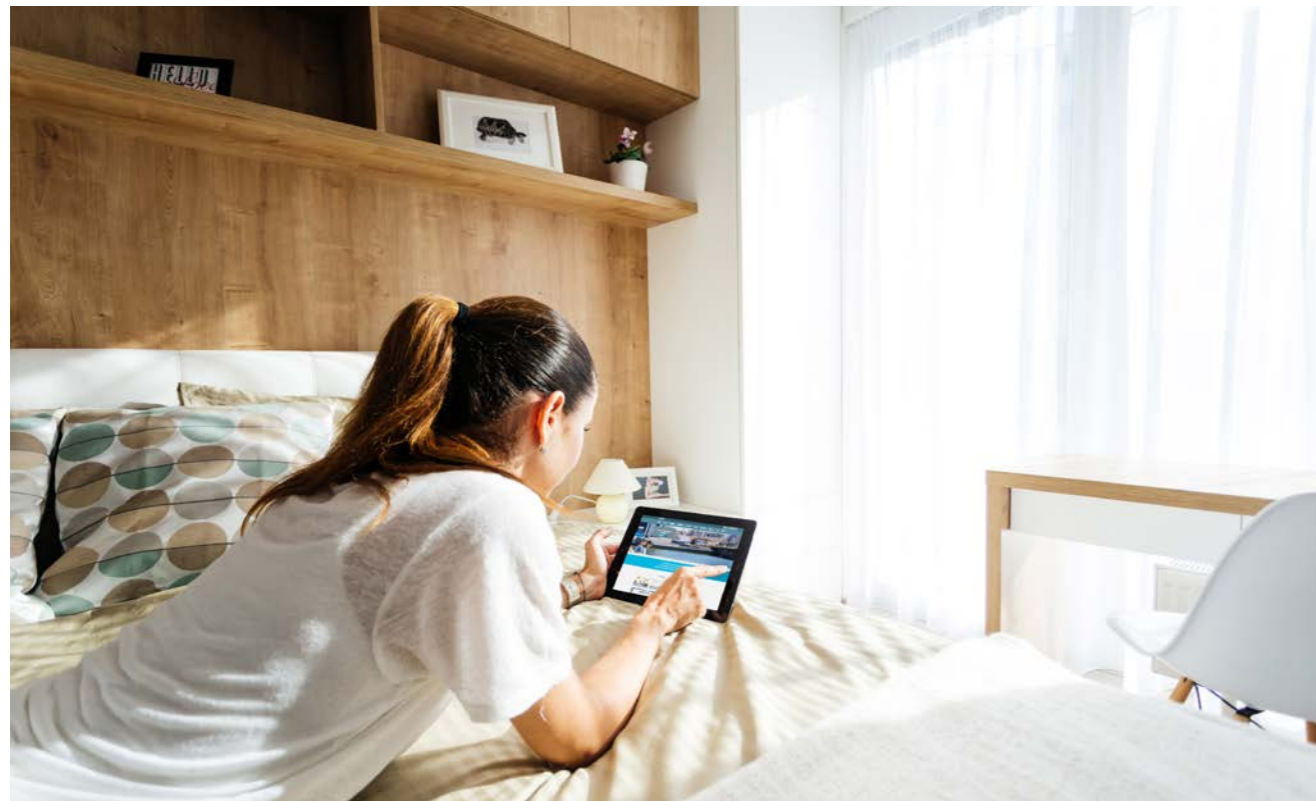
In YIT Plus Studio, you can sample and choose the interior design materials and household appliances for your home. YIT Plus Studio also provides you with a 3D model of your home to help you preview the dimensions and colours of the rooms. Learn more: [yit.fi/en/studio](https://yit.fi/en/studio)

### 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 request 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 Helsingin Nihdin Tornin  
 Konttinosurinkuja 2, FI-00540 Helsinki, Finland  
 The company consists of one single-staircase, 16-storey apartment building.

## Local detailed plan

The area has a local detailed plan approved by the City Council. The Helsinki City Planning Department can provide further information.

## Plot

Nihdin Tornin is located in Helsinki, in the district of Kala-satama, in the Nihti block 10668, on plot 3. 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. Learn more on page 24

## Apartments

1 room+kitchen+alcove	38.5 m <sup>2</sup>	1 apartment
1 room+kitchen+alcove	41.5 m <sup>2</sup>	1 apartment
2 rooms+kitchen	56.5 m <sup>2</sup>	1 apartment
3 rooms+kitchen	90 m <sup>2</sup>	5 apartments
3 rooms+kitchen+sauna	86–87 m <sup>2</sup>	7 apartments
4 rooms+kitchen+sauna	94–95 m <sup>2</sup>	7 apartments
4 rooms+kitchen+sauna	108–108.5 m <sup>2</sup>	4 apartments
4 rooms+kitchen+sauna	130 m <sup>2</sup>	1 apartment
5 rooms+kitchen+sauna	151 m <sup>2</sup>	1 apartment
6 rooms+kitchen+sauna	166 m <sup>2</sup>	1 apartment

A total of 29 apartments.

## Architectural design

AOA - Anttinen Oiva Arkkitehdit Oy

## Balconies

Each home has at least one glazed balcony; some have two or three. The decking on the balconies feels comfortable under bare feet. On floors 2–6, the balconies have glazing from floor to ceiling that can be opened, with metal railing behind it. On floors 7–16, the balcony railings are made of clear glass and the glazing above them can be opened. Some of the balcony glazing is fixed.

## Parking

Drivers can experience a hint of luxury every day by taking the lift directly from the stairwell to the parking garage! The 20 parking spaces on sale at Nihdin Tornin are located on the first level of the parking hall in the middle of the block under the yard deck.

## Electric car charging points

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

## Bicycle spaces

The bicycle spaces available to the housing company are in the recreational equipment storage facility of the housing company and the adjoining company on street level as well as outside on the yard deck and on street level. The block's shared bicycle washing space is located in the garage.

## The housing company's technical and shared spaces

The first floor of Nihdin Tornin has a furnished multifunctional space, a laundry room, storage facilities for movables and recreational equipment, pram storages as well as the housing company's cleaning closet, communal storage and technical facilities. The company also has some apartment-specific storage units on the first floor of the adjoining company.

According to the joint arrangement agreement, the company has access to the two furnished sauna facilities and clubrooms and scenic terrace located on the roof level of



The wooden common areas amidst the vegetation on the comfortable and tidy courtyard are reminiscent of jetties. Indicative visualisation.

the companies in the same block. The other space can be accessed by the company's stairwell on the 7th floor, while the other space is accessed by the adjoining company's stairwell. The block also has a shared recycling room and a civil defence shelter.

The underground vacuum waste collection space will be located in the adjoining company. During the construction phase of the block, the company has a temporary waste collection system.

## Block courtyard

Pleasant areas for playing, relaxation and leisure in the shared courtyard located in the heart of the non-smoking 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 scenic terraces on the roof level.

## Energy solution and efficiency

The building's primary heating energy solution is district heating. The underfloor heating in the dry rooms of the apartments and the comfort underfloor heating in the wet rooms is hydronic. The building's energy efficiency class is A.

## Cooling

The homes have apartment-specific cooling units.

## 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.

## 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 turning the key in the lock.

## Digital bulletin board and reservation system

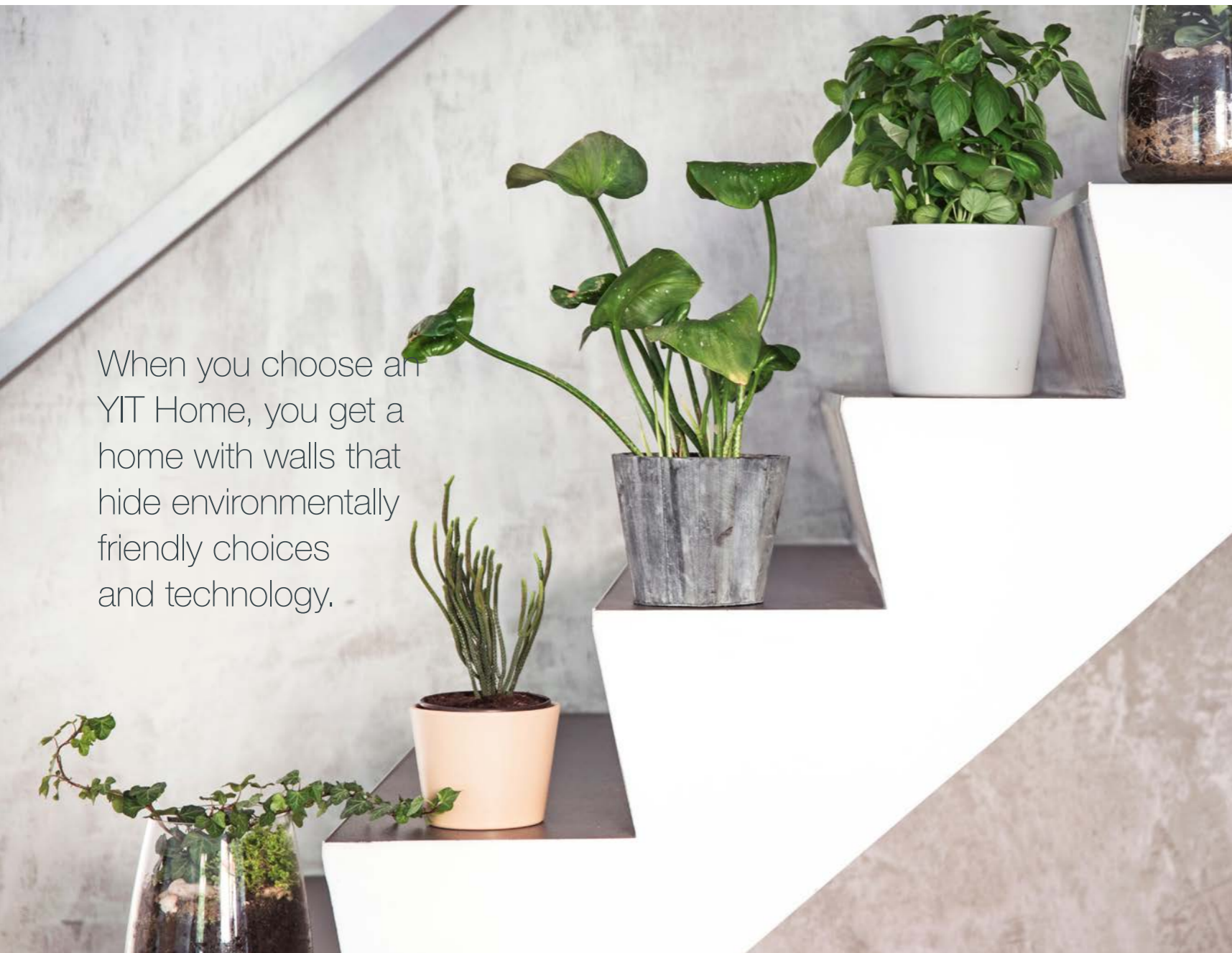
The digital One4all bulletin board makes it easy for the housing company to communicate with its residents. The bulletin board provides up-to-date bulletins and service market benefits. The service also includes a booking system for the shared spaces. You can use the system via YIT Plus to book a clubroom, a sauna or laundry machines.

## State-of-the-art technical building systems

The solar power system on the roof is used to cover part of the electricity consumption of the building's shared areas.

The sewage system is equipped with a heat recovery device.





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



A modern urban home enables you to live ecologically. Services right next door. A glazed balcony with room for a lush oasis of your own.

## 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.

This is how we aim to achieve these objectives in Helsingin Nihdin Tornin:



### Emission calculation

The carbon footprint calculation guides us to choose more environmentally friendly materials, for example.



### Renewable electricity at a construction site

Site construction site only uses electricity produced by wind power.



### Recycling at the construction site

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



### Water fixtures

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



### Waste sorting system at home

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



### Monitoring of technical building systems

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



### Recycling at a housing company

In an underground vacuum waste collection system, the waste is inserted through a hatch into a pipeline that cleanly delivers it to recycling.



### Electric car charging points

Each of the parking spaces in a housing company comes with an electric car charging point.



### Water consumption

Apartment-specific monitoring of consumption in YIT Plus helps conserve water.



### Energy class A

The building is extremely energy-efficient and as much of the required energy as possible comes from renewable sources.



### Solar panels



Zero-emission energy helps in covering the energy consumption of technical building systems, such as ventilation, and the building's shared facilities.

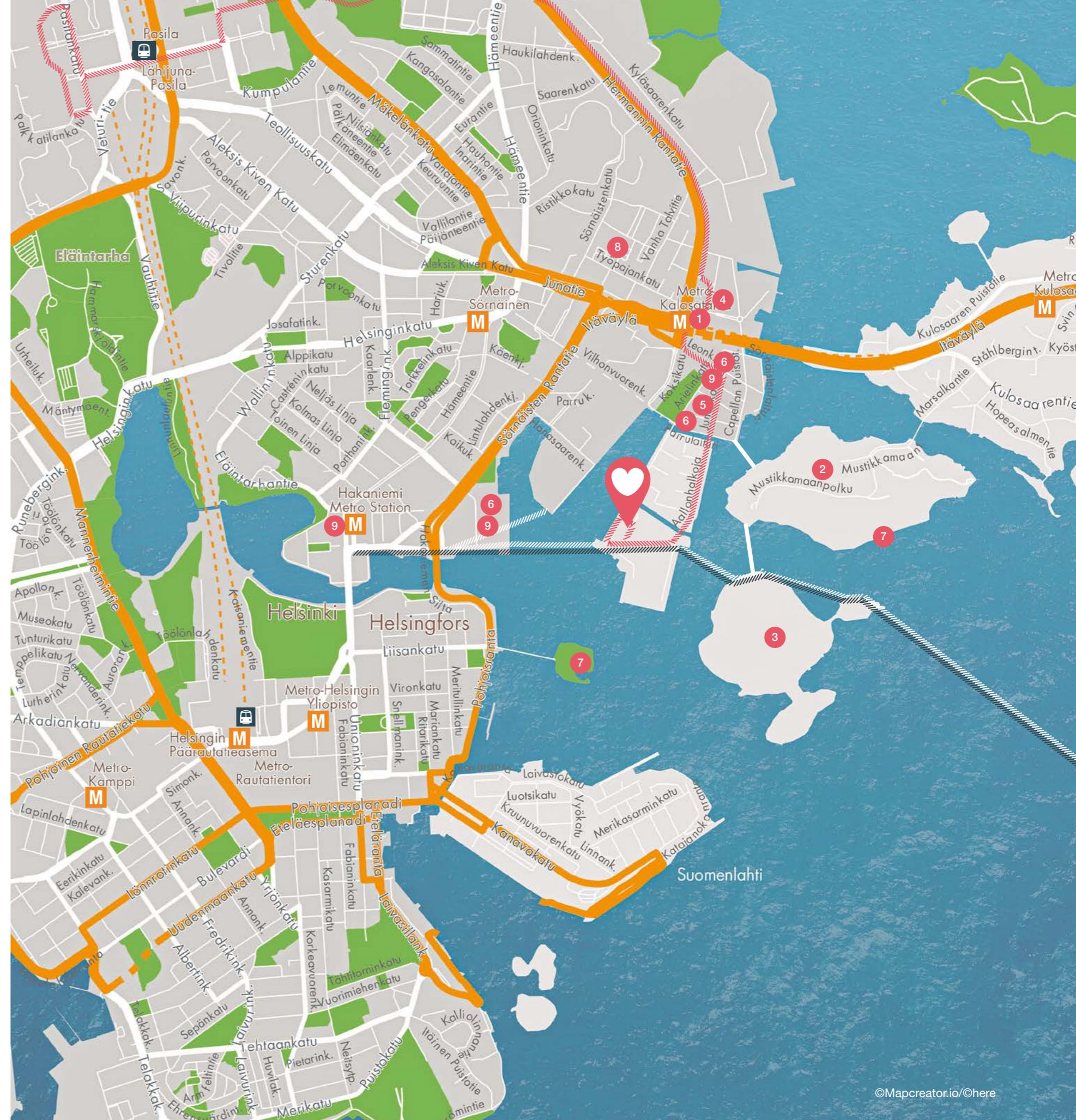


Enjoy the services of the coastal city centre in the Nihti block!

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
- 9 Grocery shop

-  Future tramway
-  Future light rail line



©Mapcreator.io/©here





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

## Facades

North-facing facade, towards the deck yard

East-facing facade, towards Konttinosturinkuja



South-facing facade, towards Konttisatamankatu

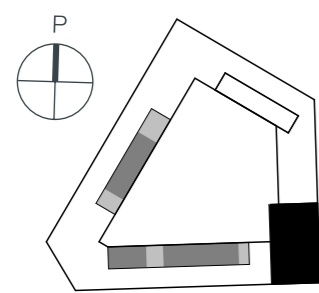
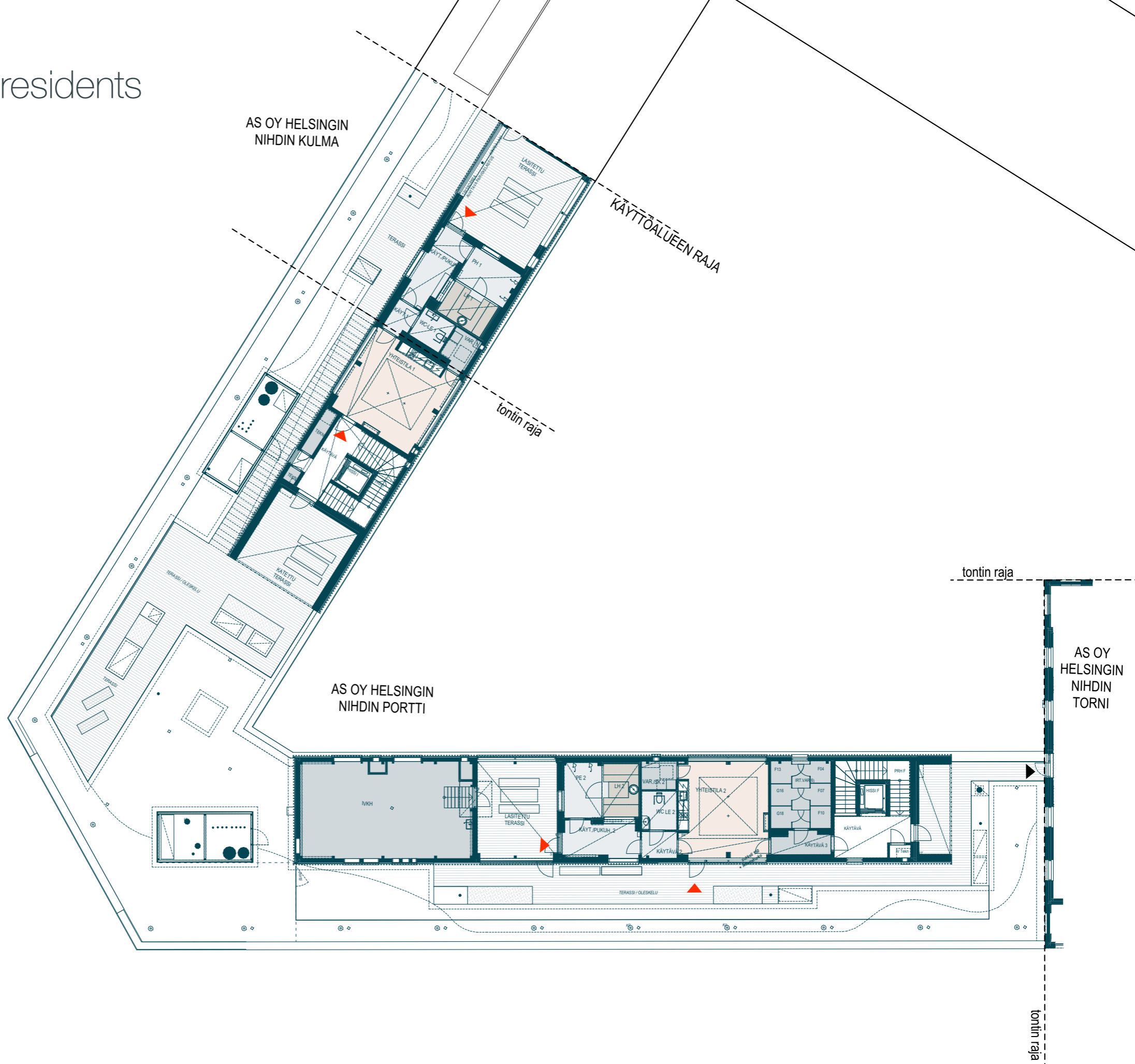
West-facing facade, towards the deck yard



# Shared spaces for residents on the roof

## 7th floor

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





# Parking garage



- Asunto Oy Helsingin Nihdin Torni
- Asunto Oy Helsingin Nihdin Portti
- Asunto Oy Helsingin Nihdin Kulma
- Helsingin Konttinosurinkuja 4

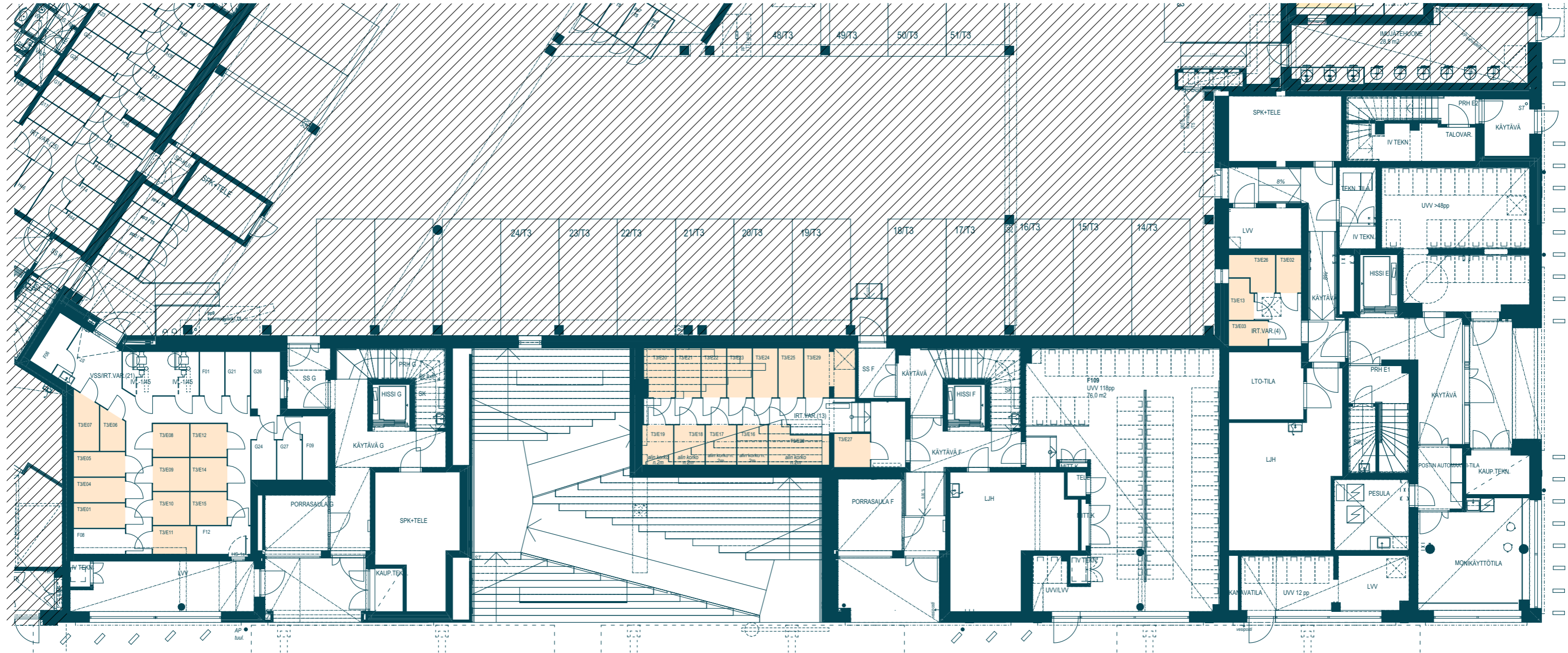




# Communal storage

Some of the apartment-specific storage units of Asunto Oy Helsingin Nihdin Torni are located on the first floor of Asunto Oy Helsingin Nihdin Portti.

The facilities are accessed through the garage.



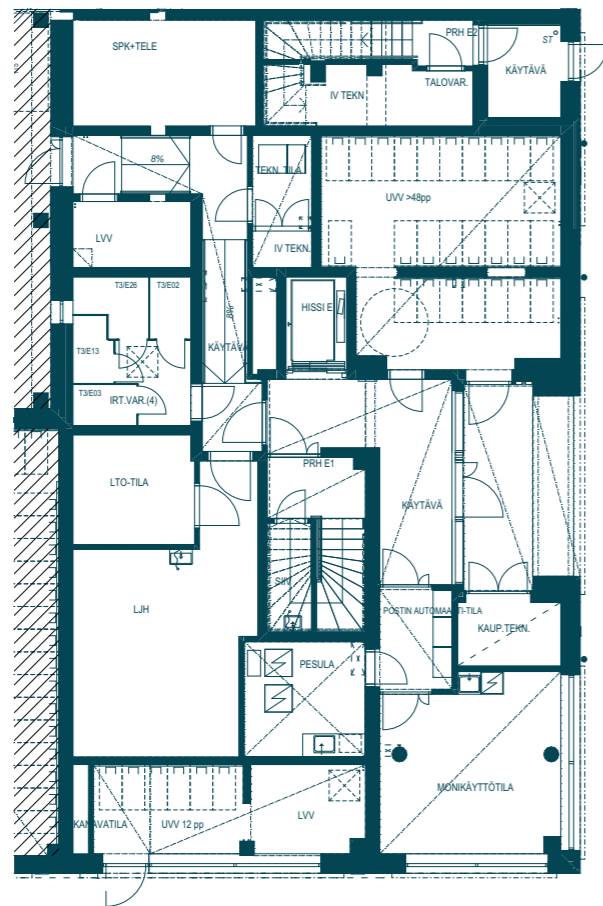
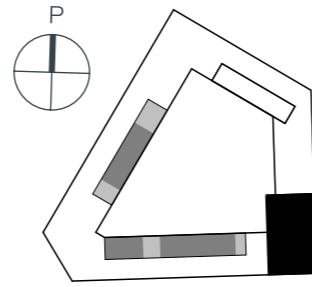
0m 2m 4m 6m 8m 10m 12m

Not to scale



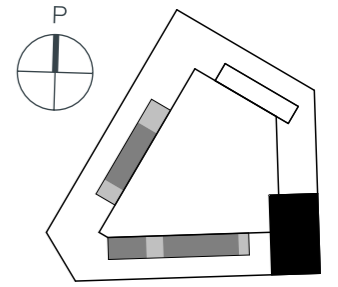
# 1st floor

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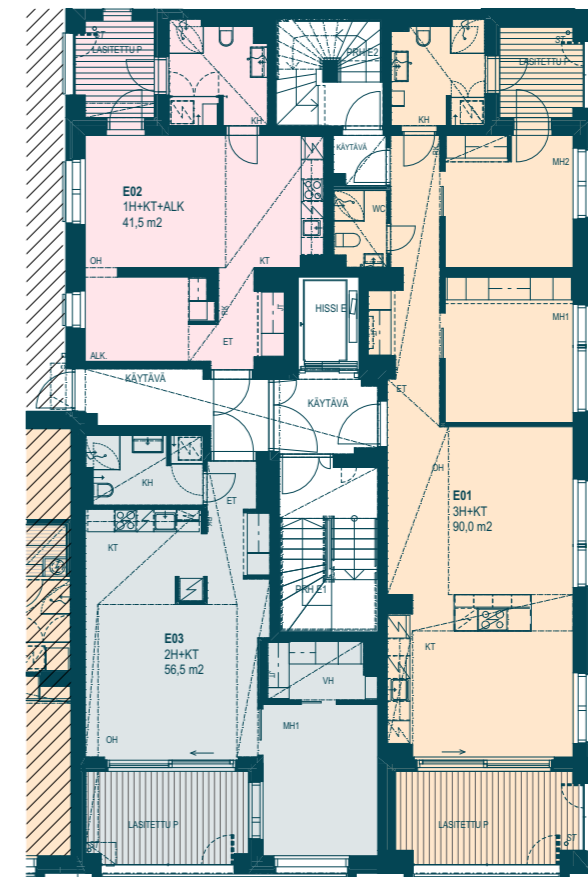


# 2nd floor

1:200



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





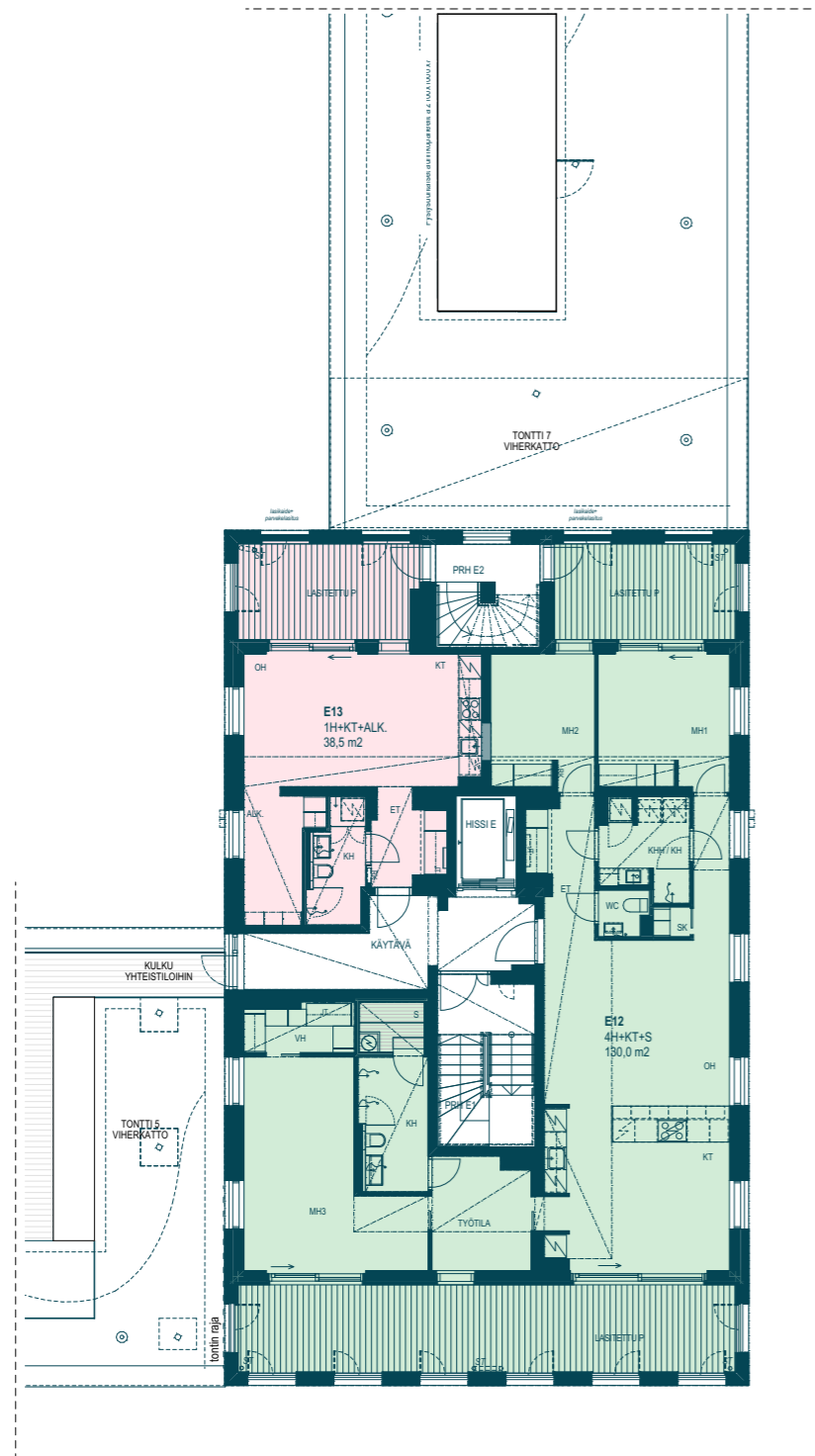
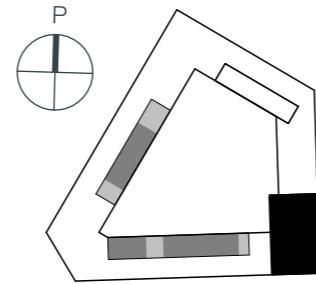




# 7th floor

1:200

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

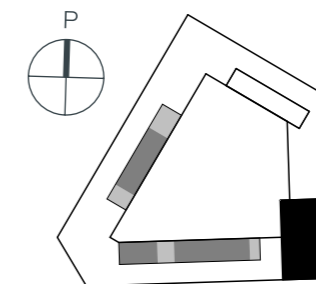


1:200 5m

# 8th floor

1:200

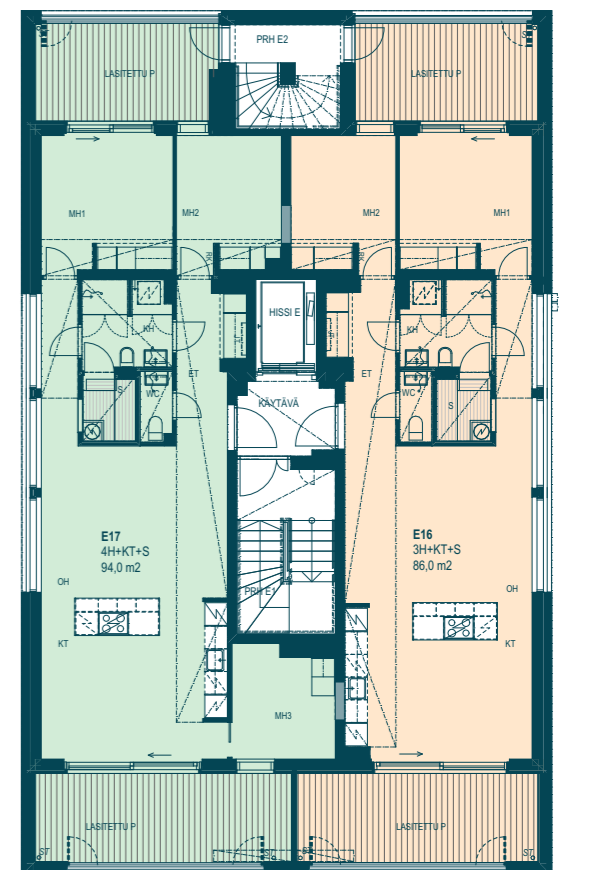
- 1 room
- 2 rooms
- 3 rooms
- 4 rooms +



1:200 5m

# 9th floor

1:200



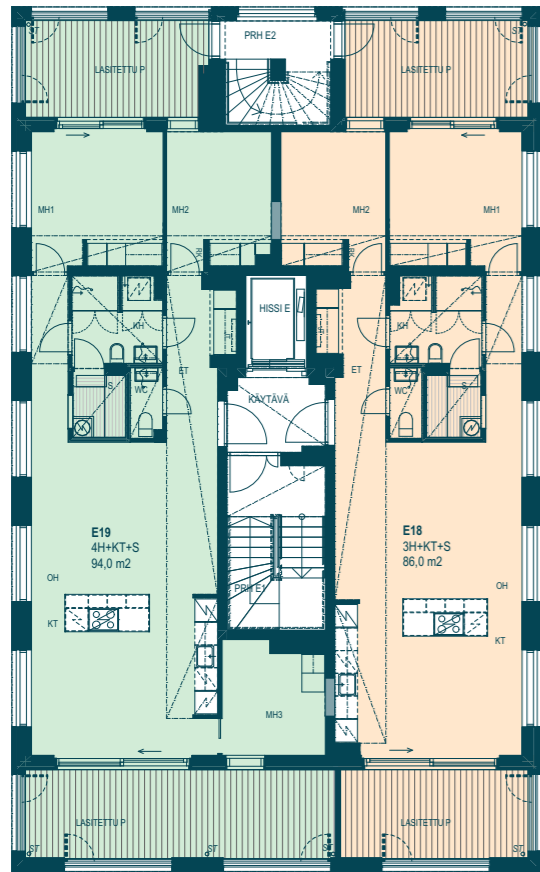
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# 10th floor

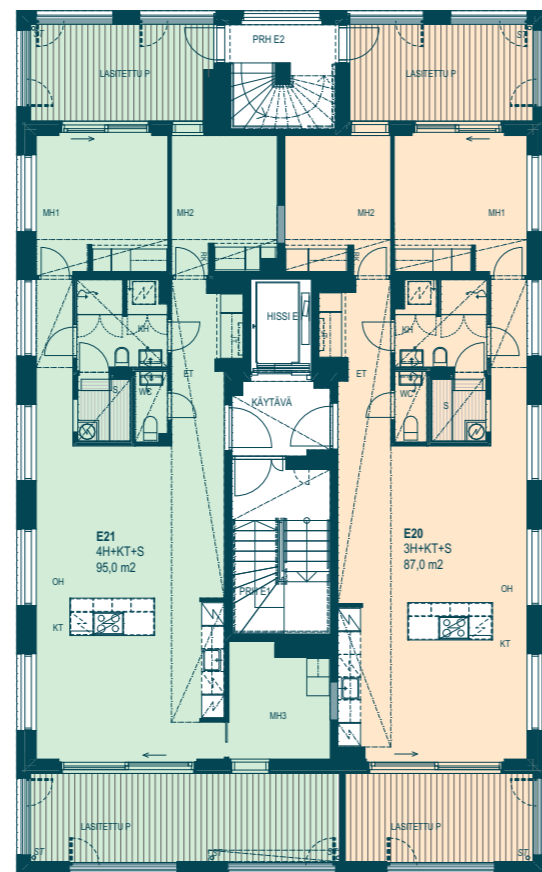
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1 room 2 rooms 3 rooms 4 rooms +



# 11th floor

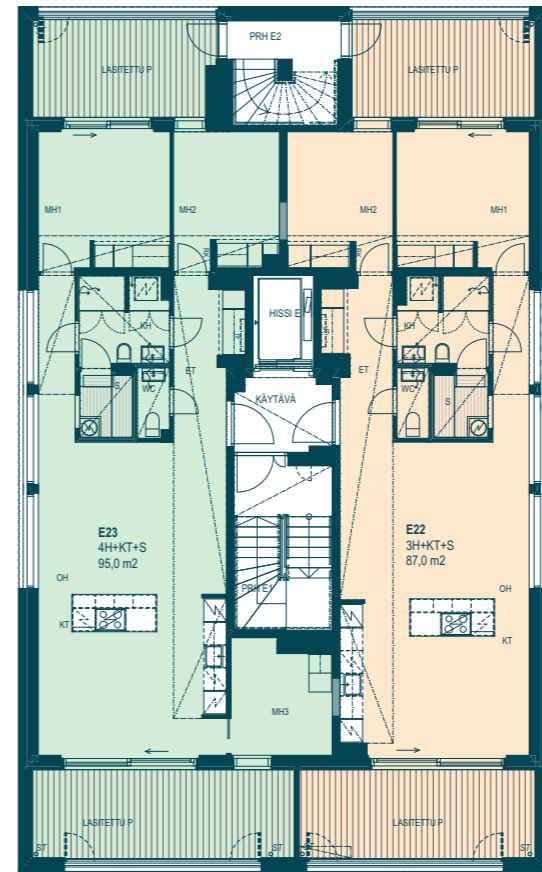
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# 12th floor

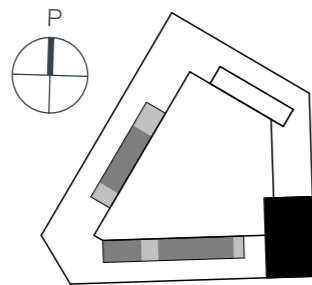
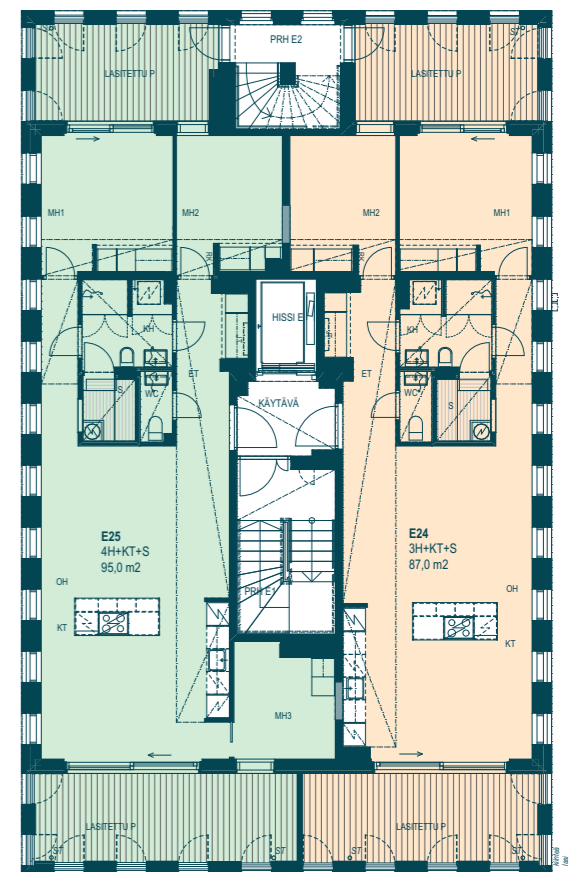
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1 room 2 rooms 3 rooms 4 rooms +

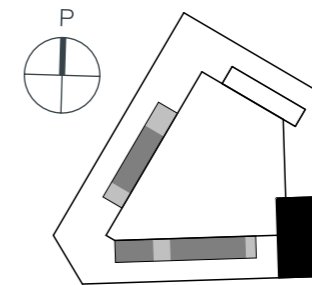


# 13th floor

1:200



1:200 5m



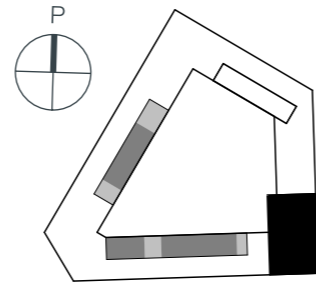
1:200 5m



# 14th floor

1:200

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

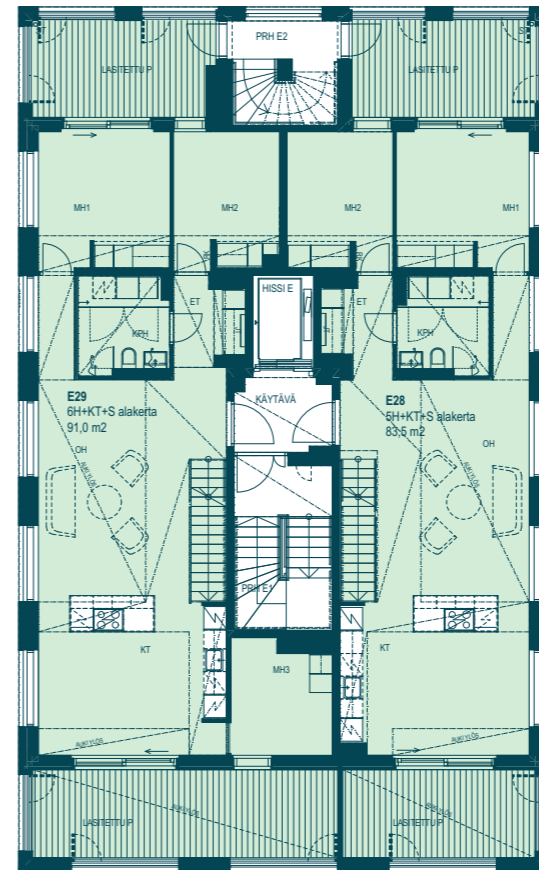


1:200 5m

# 15th floor

1:200

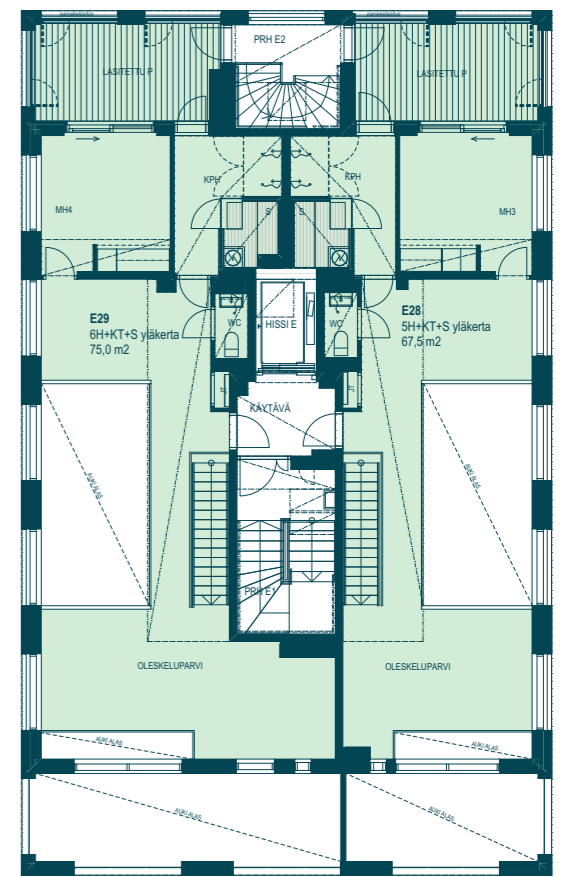
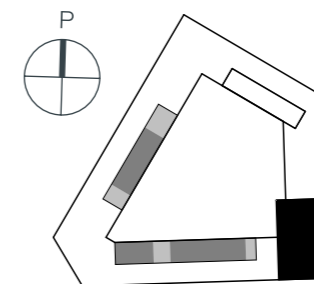
- 1 room
- 2 rooms
- 3 rooms
- 4 rooms +



1:200 5m

# 16th floor

1:200



1:200 5m



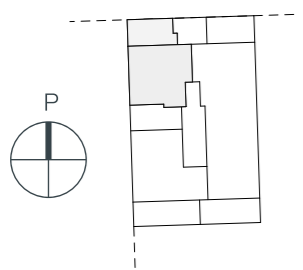
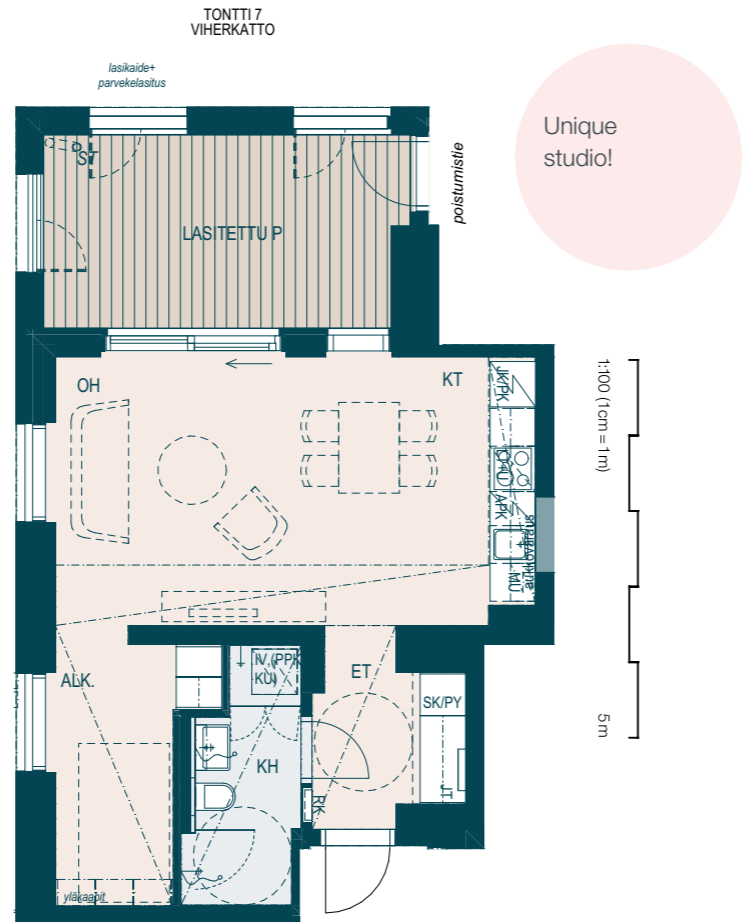


A sliding glass door to a spacious glazed balcony.

Indicative visualisation of apartment E 13, 38.5 m², 7th floor.

# 1 room+ kitchen+ alcove

E 13 38.5 m² 7th floor



Indicative visualisation of apartment E 13, 38.5 m², 7th floor.





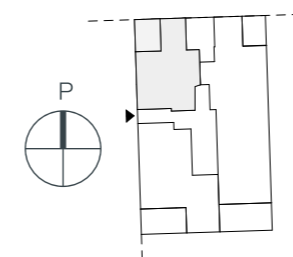
Indicative visualisation of apartment E 02, 41.5 m<sup>2</sup>, 2nd floor.



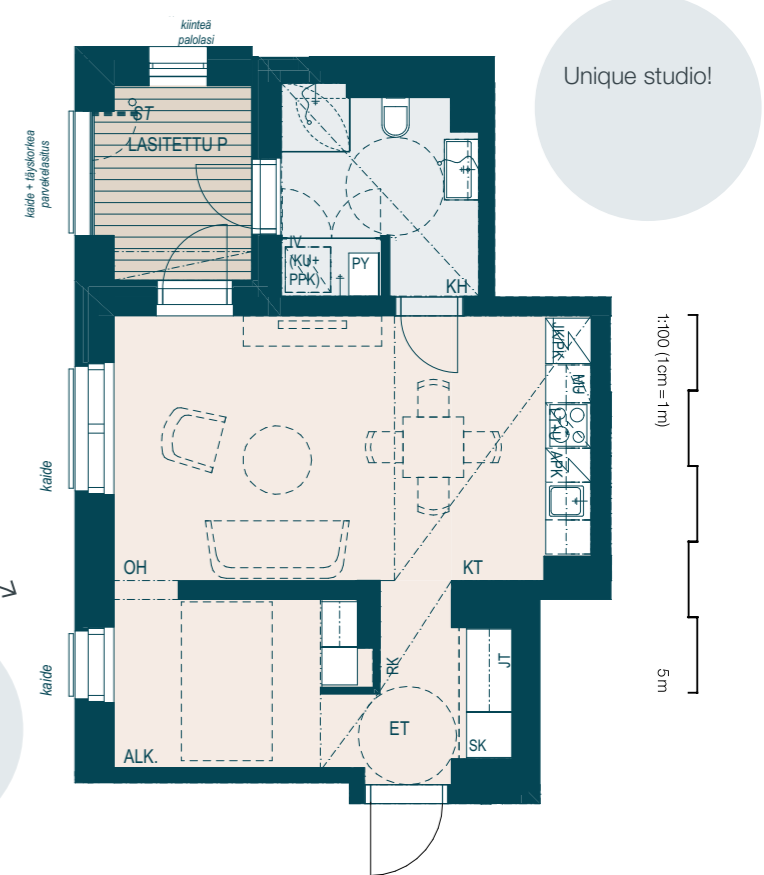
Views of the lush courtyard.  
Indicative visualisation of apartment E 02, 41.5 m<sup>2</sup>, 2nd floor.

# 1 room+ kitchen+alcove

E 02 41.5 m<sup>2</sup> 2nd floor



Spacious alcove with a window.



Unique studio!



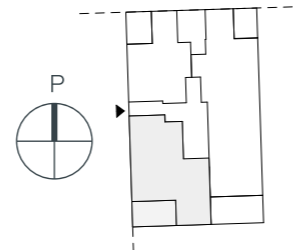
# 2 rooms+ kitchen

E 03 56.5 m<sup>2</sup> 2nd floor

Unique one-  
bedroom  
apartment!



A sliding glass door  
to a south-facing  
glazed balcony.



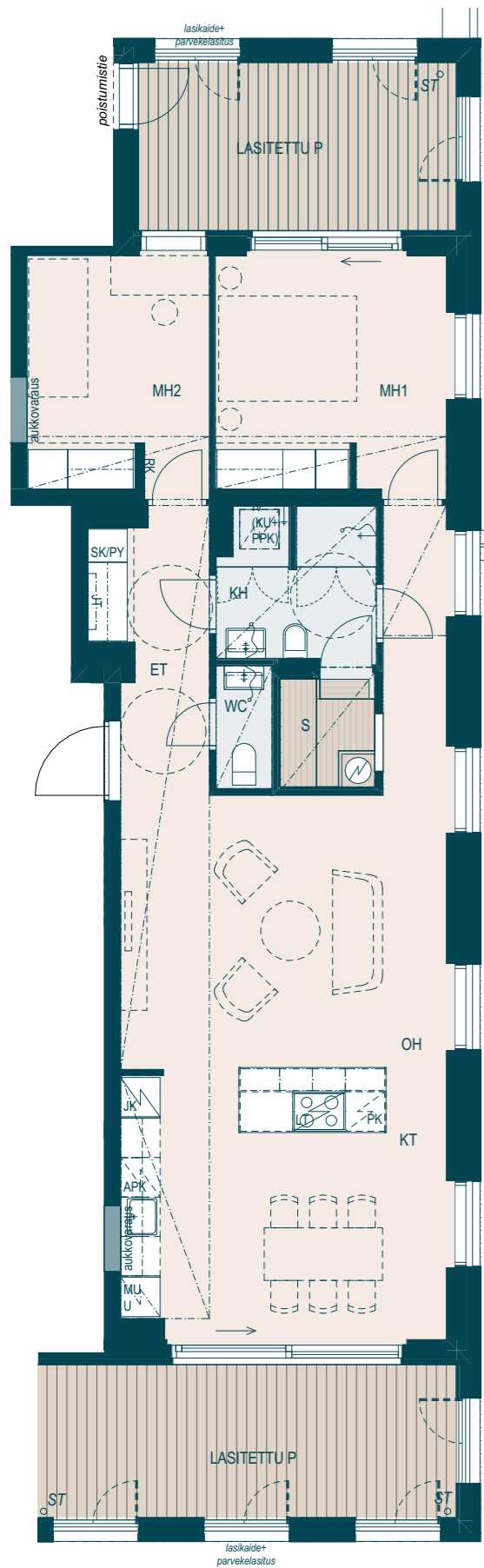
Indicative visualisation of apartment E 03, 56.5 m<sup>2</sup>, 2nd floor.

Spacious  
walk-in closet.

Space for a  
home office!







Two large, glazed balconies with sliding glass doors.

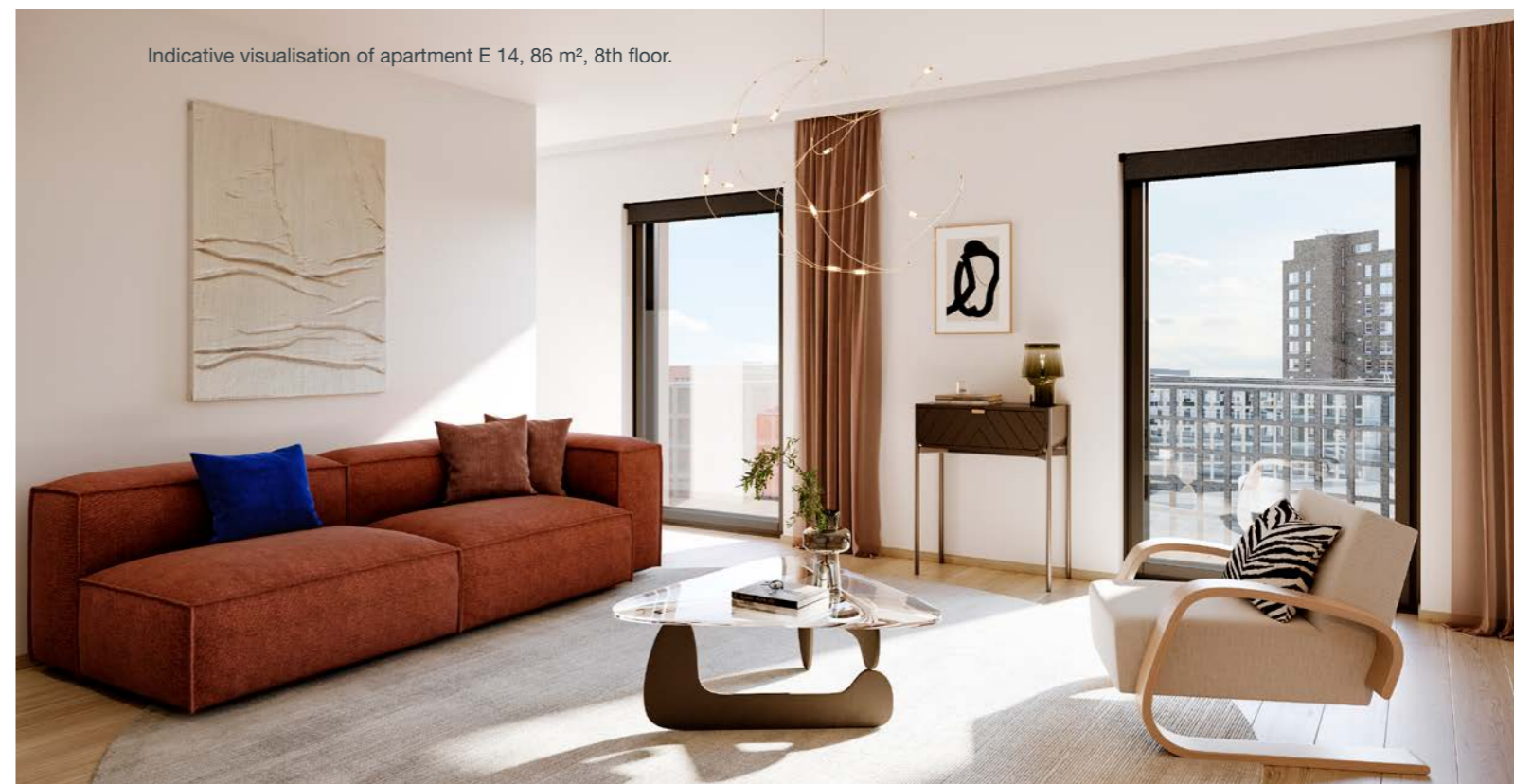
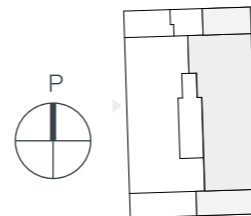
1:100 (1cm=1m) 5m



In the tower section (floors 7–16), the colours of the balcony walls vary according to the colour of the facade. Indicative visualisation of apartment E 14, 86 m², 8th floor.

3 rooms+  
kitchen+  
sauna

E 14 86.0 m² 8th floor

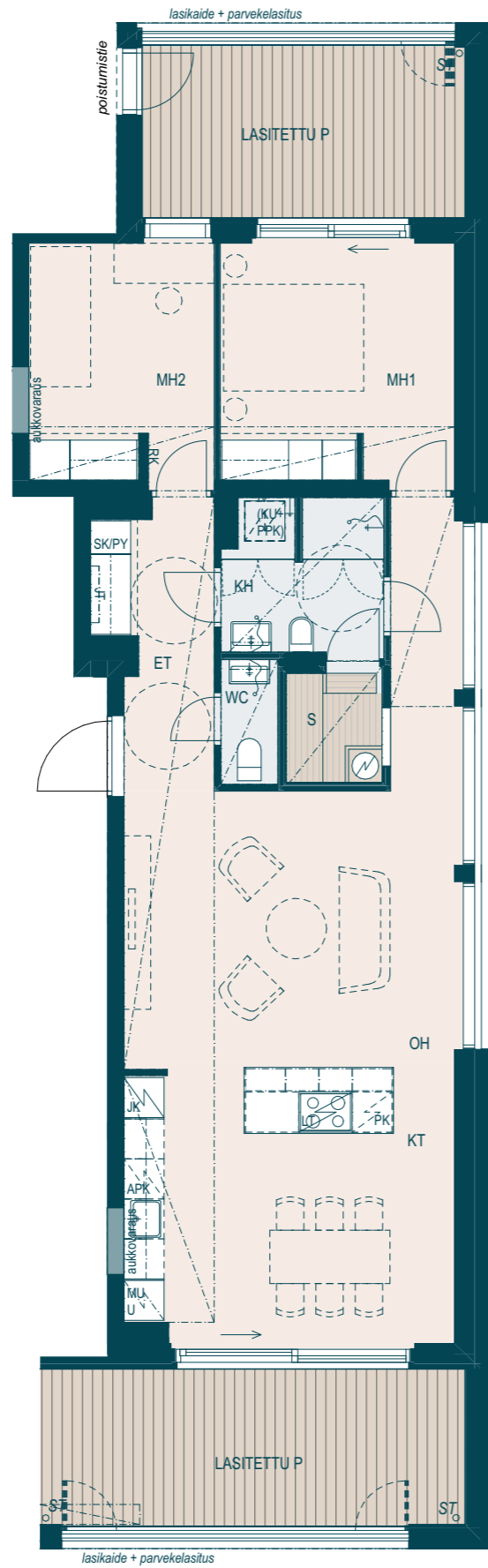
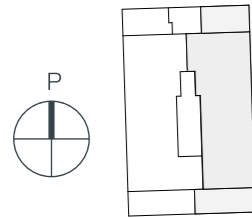


Indicative visualisation of apartment E 14, 86 m², 8th floor.



# 3 rooms+ kitchen+sauna

E 16 86 m<sup>2</sup> 9th floor



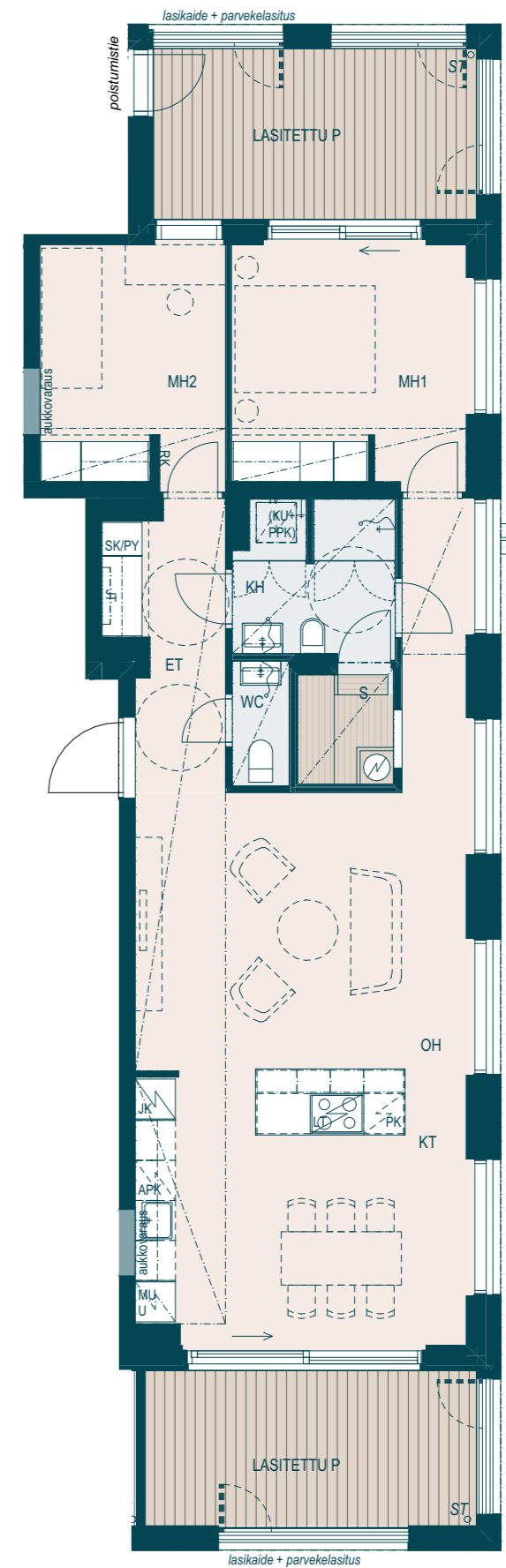
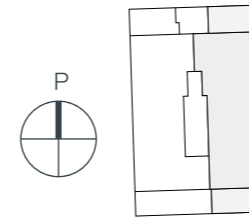
Admire the view through the sauna window!

The living room features a large panoramic window.

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

# 3 rooms+ kitchen+sauna

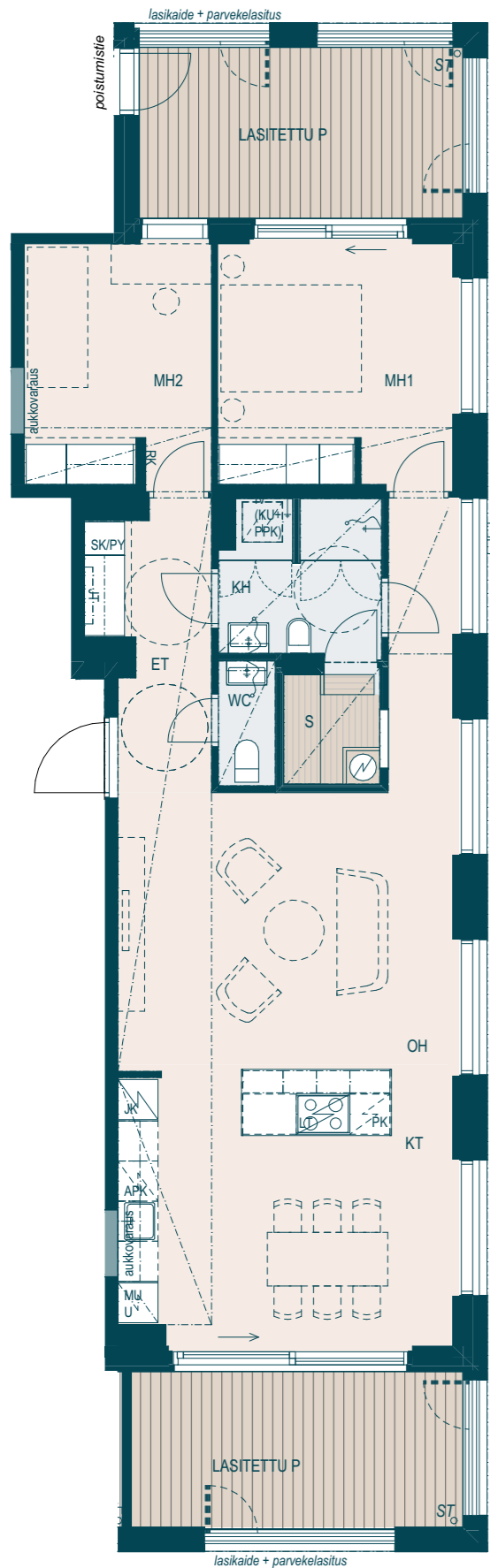
E 18 86 m<sup>2</sup> 10th floor



Spectacular views through large scenic windows!

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





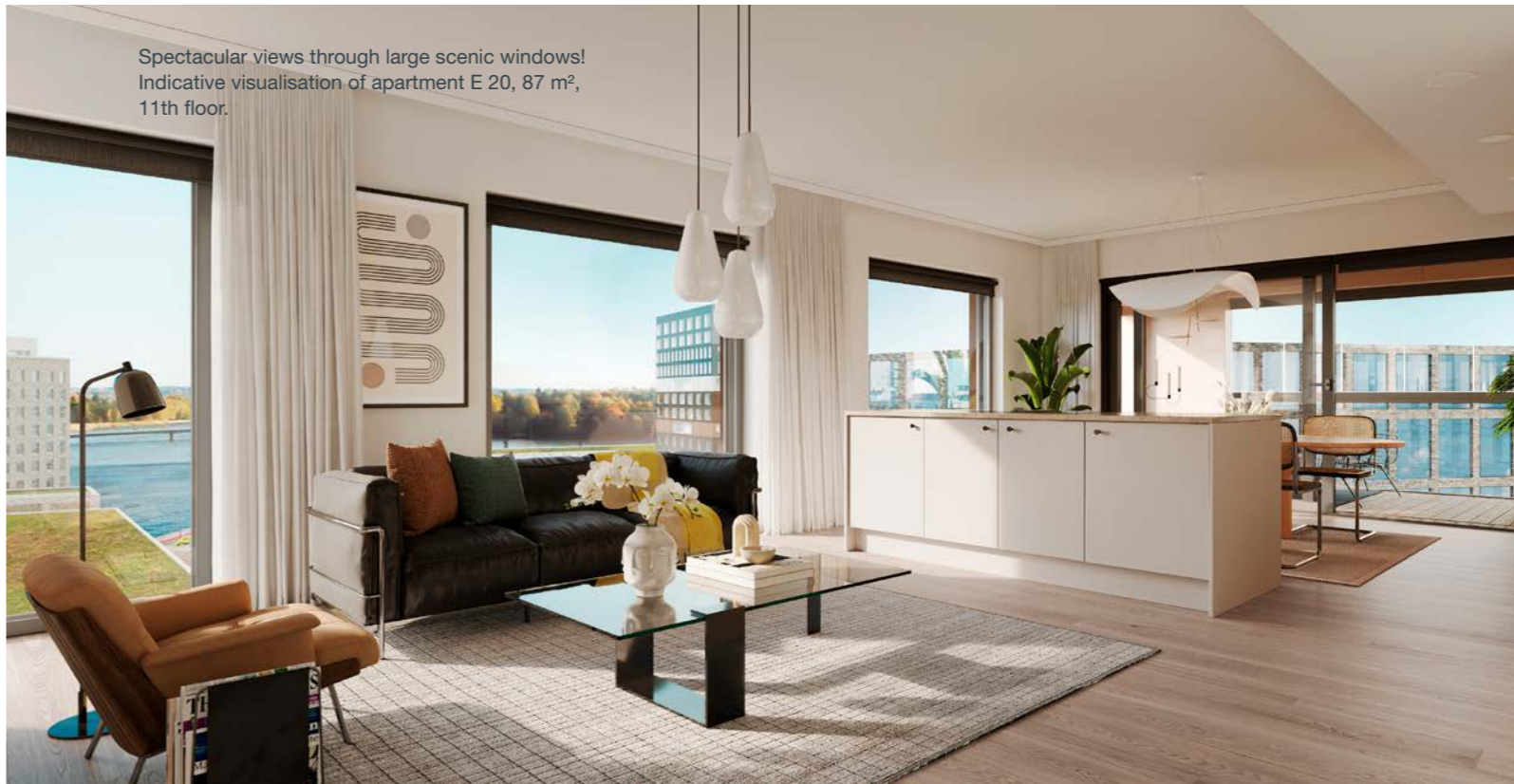
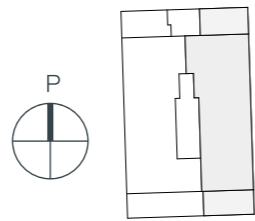
Two large, glazed balconies with sliding glass doors.



Indicative visualisation of apartment E 20, 87 m<sup>2</sup>, 11th floor.

### 3 rooms+ kitchen+ sauna

E 20 87 m<sup>2</sup> 11th floor



Spectacular views through large scenic windows!  
Indicative visualisation of apartment E 20, 87 m<sup>2</sup>,  
11th floor.



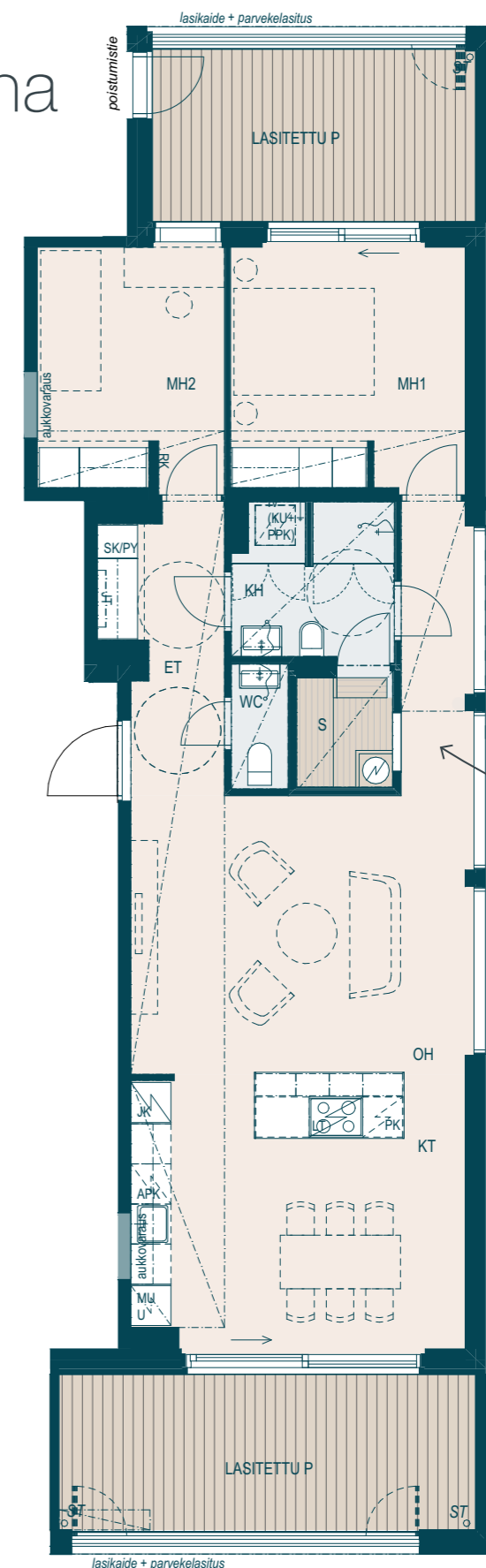
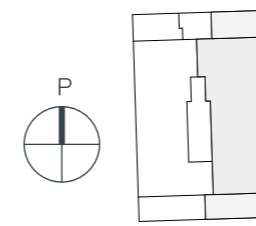


👁️👁️👁️ Indicative visualisation of apartment E 22, 87 m<sup>2</sup>, 12th floor.



# 3 rooms+ kitchen+sauna

E 22 87 m<sup>2</sup> 12th floor



Two large, glazed balconies with sliding glass doors.

Admire the view through the sauna window!

The living room features a large panoramic window.

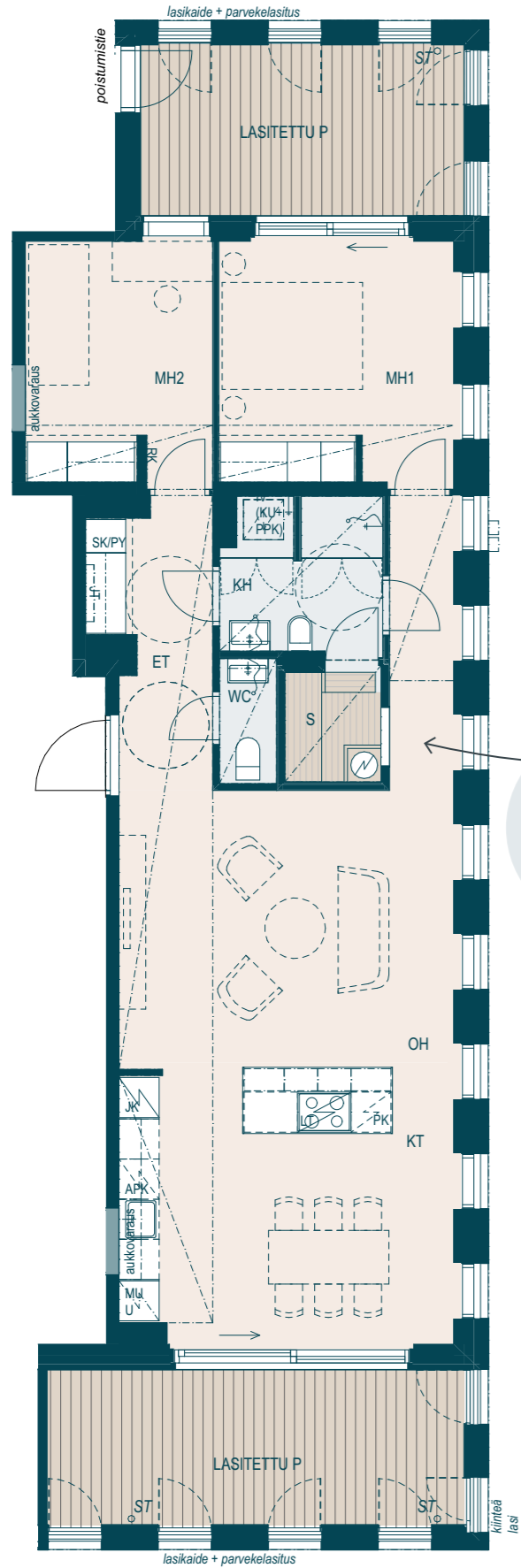
1:100 (1cm = 1m) 5m



Spanning the width of the building, the two-bedroom apartment offers views of the sea and the city centre.

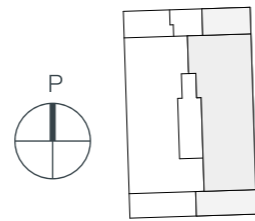


Admire the view through the sauna window!



### 3 rooms+ kitchen+ sauna

E 24 87 m<sup>2</sup> 13th floor  
E 26 87 m<sup>2</sup> 14th floor



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

The placement of the windows creates a unique look for the apartment. Indicative visualisation of apartment E 24, 87 m<sup>2</sup>, 13th floor.

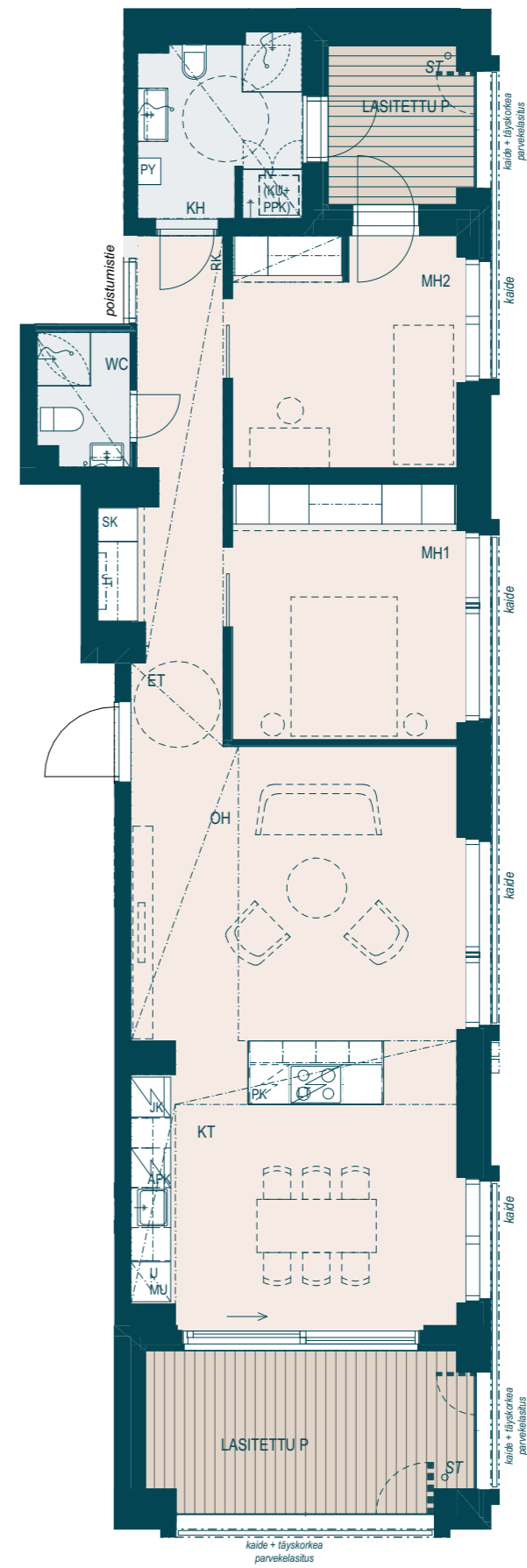
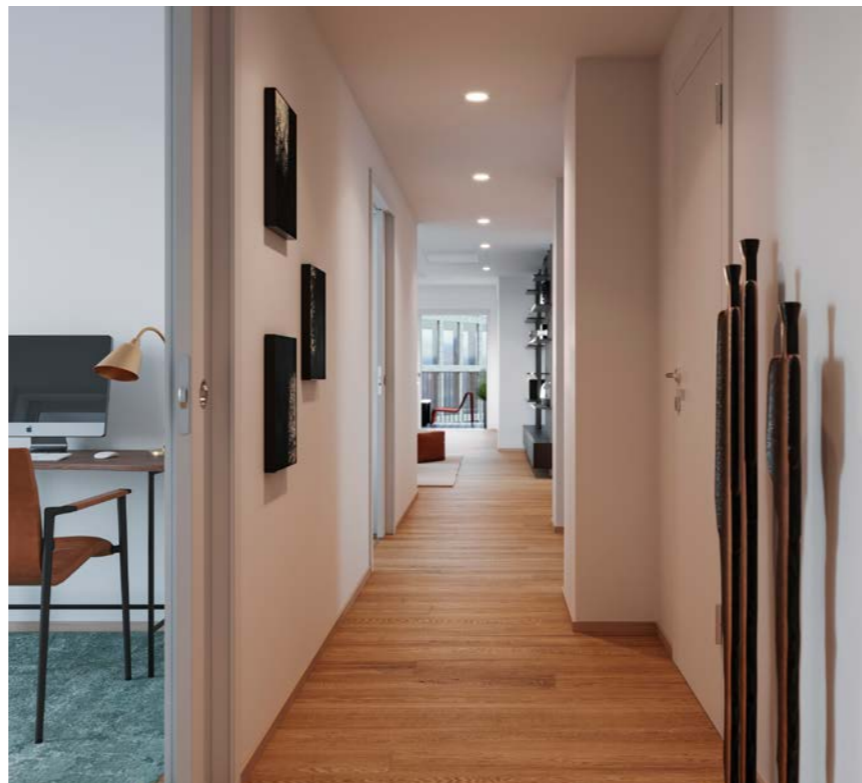






➤➤ Indicative visualisation of apartment E 10, 90 m², 6th floor\*.

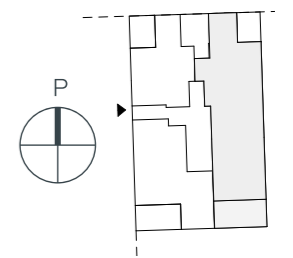
➤ Indicative visualisation of apartment E 08, 90 m², 5th floor.



The bathroom and the second bedroom are connected to a smaller glazed balcony.

## 3 rooms+ kitchen

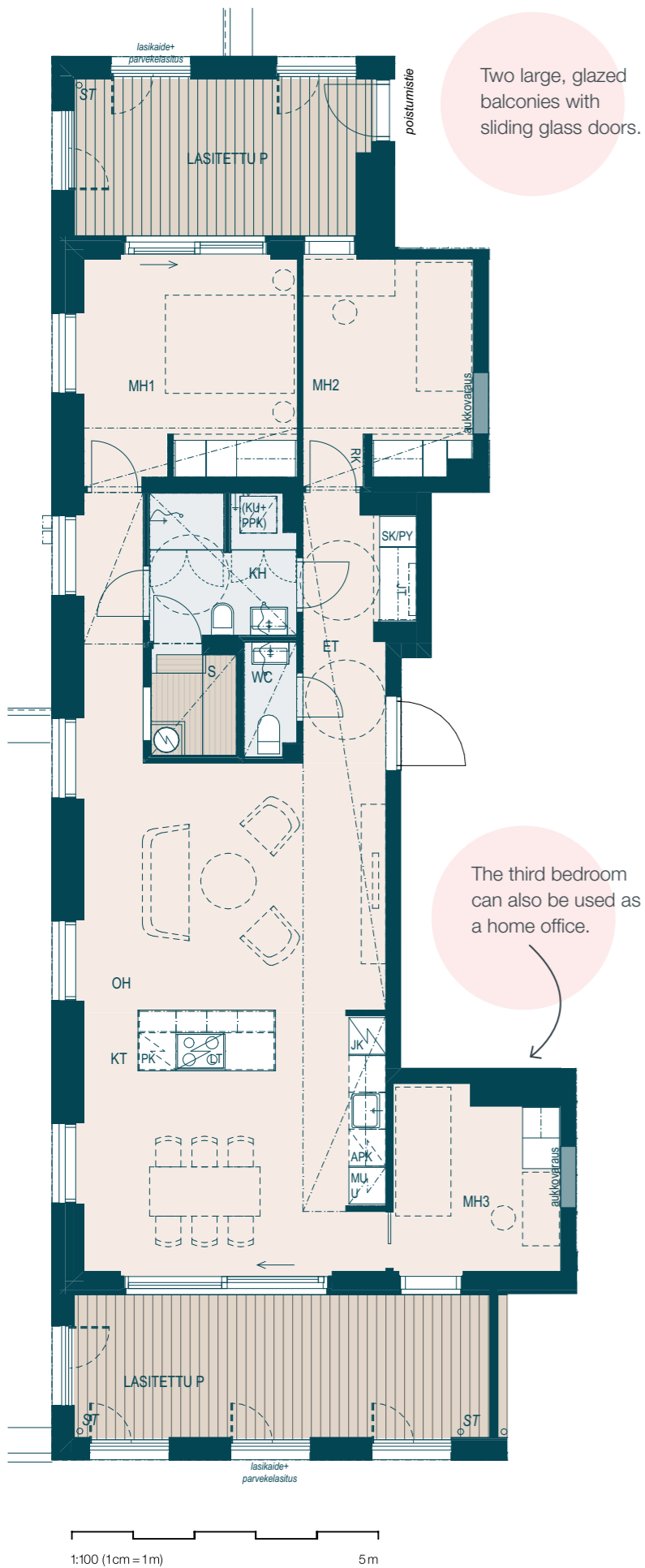
E 01	90 m²	2nd floor
E 04	90 m²	3rd floor
E 06	90 m²	4th floor
E 08	90 m²	5th floor
E 10	90 m²	6th floor



With windows on both sides of the building, the spacious two-bedroom apartment has a south-facing balcony spanning through the width of the home with views of the sea.

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

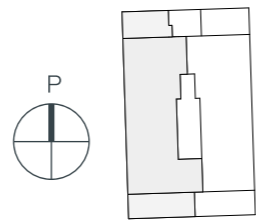




Indicative visualisation of apartment E 15, 94 m², 8th floor.

## 4 rooms+ kitchen+ sauna

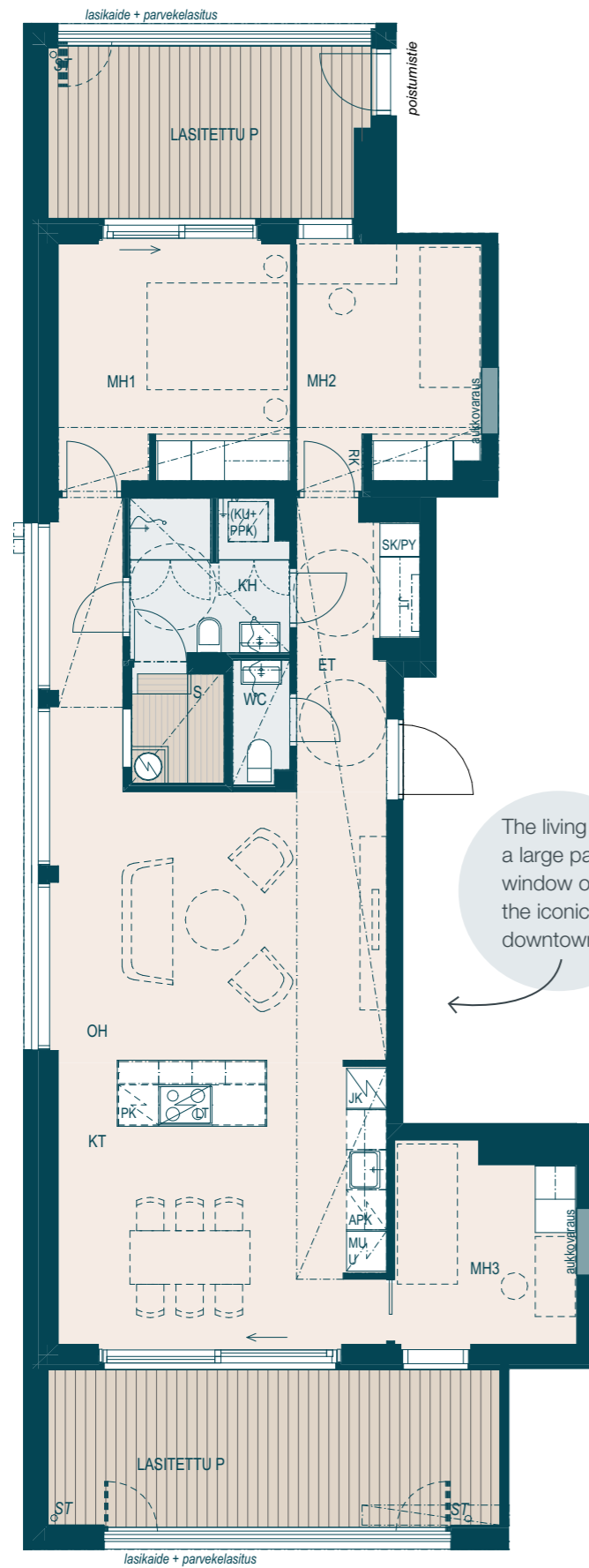
E 15 94 m² 8th floor



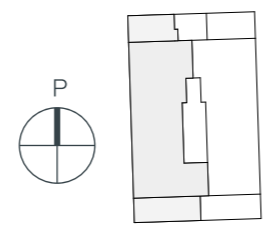


# 4 rooms+ kitchen+ sauna

E 17 94 m<sup>2</sup> 9th floor



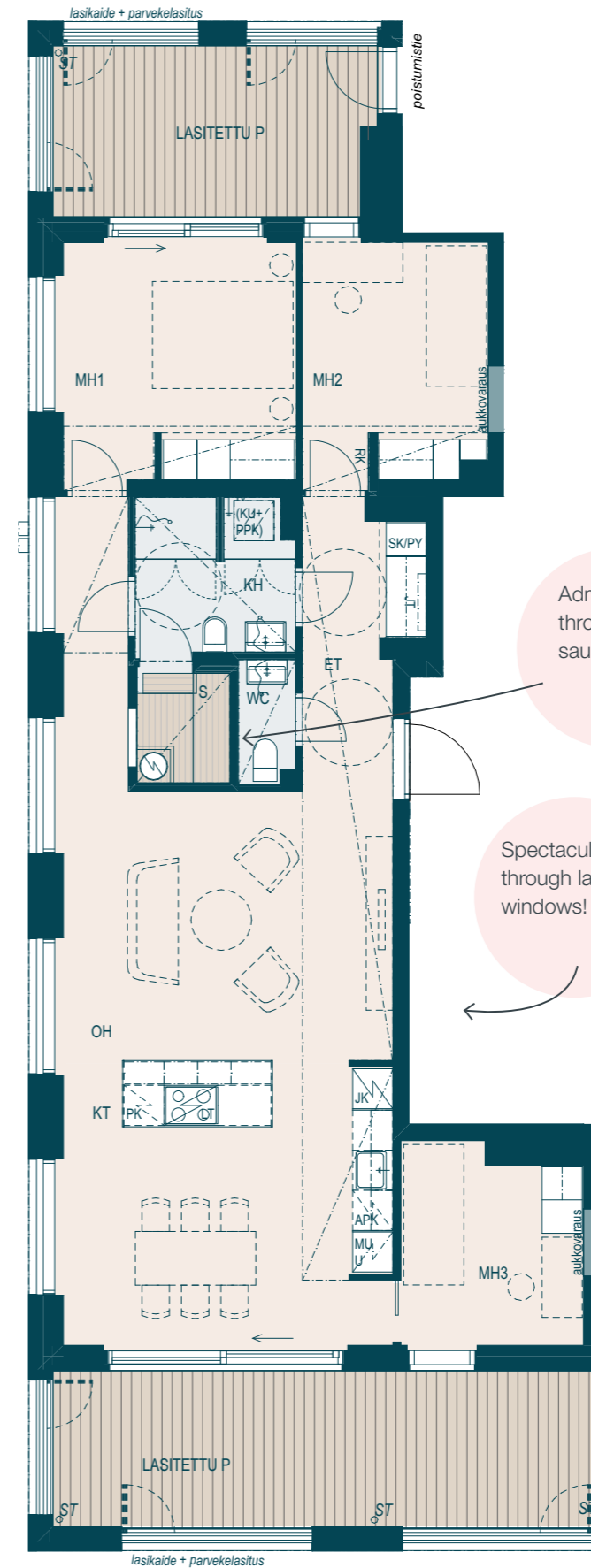
The living room features a large panoramic window overlooking the iconic views of downtown Helsinki.



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

# 4 rooms+ kitchen+sauna

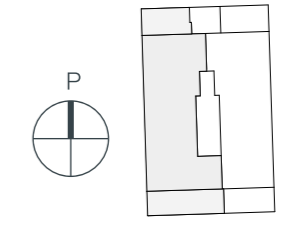
E 19 94 m<sup>2</sup> 10th floor



Admire the view through the sauna window!

Spectacular views through large scenic windows!

The apartment-wide, south-facing glazed balcony offers views of the sea.



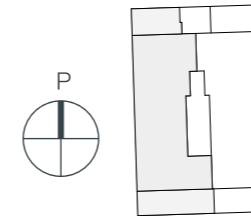
1:100 (1cm = 1m) 5m





# 4 rooms+ kitchen+ sauna

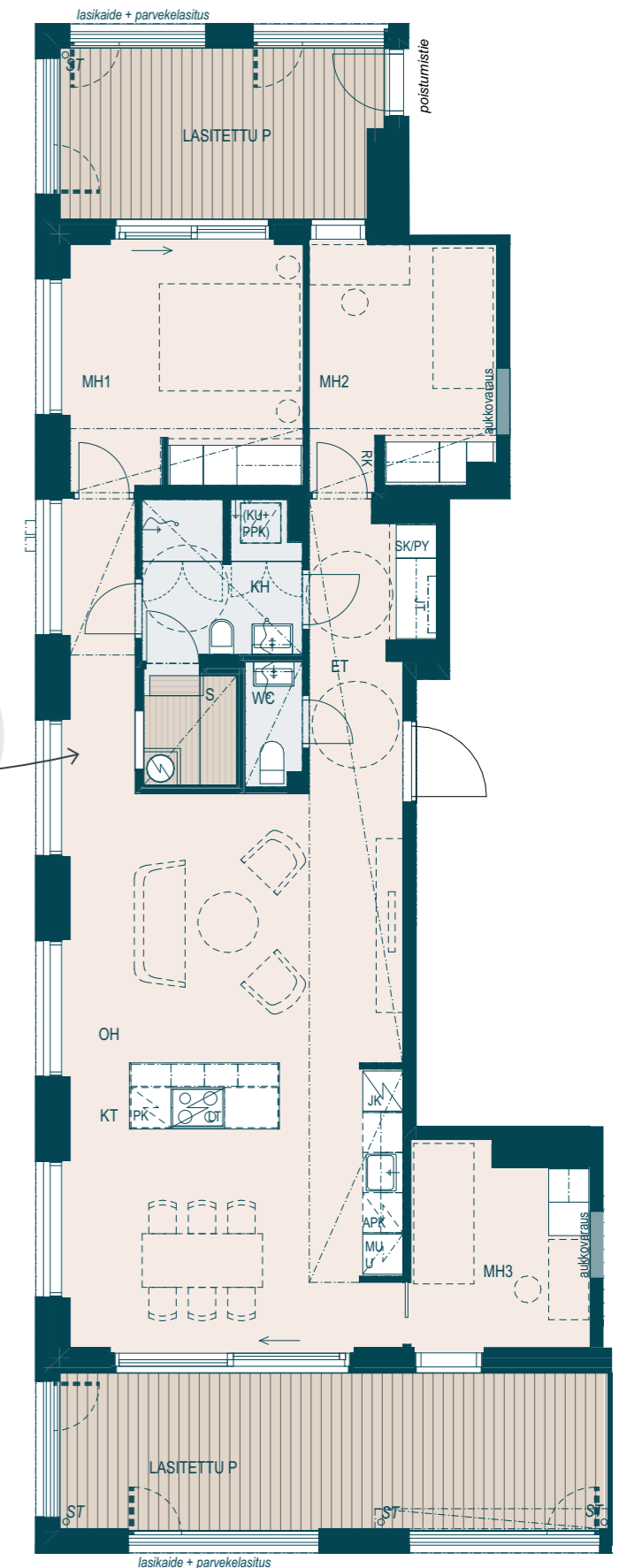
E 21 95 m<sup>2</sup> 11th floor



⊕ ⊕ ⊕ Indicative visualisation of apartment E 21, 95 m<sup>2</sup>, 11th floor.



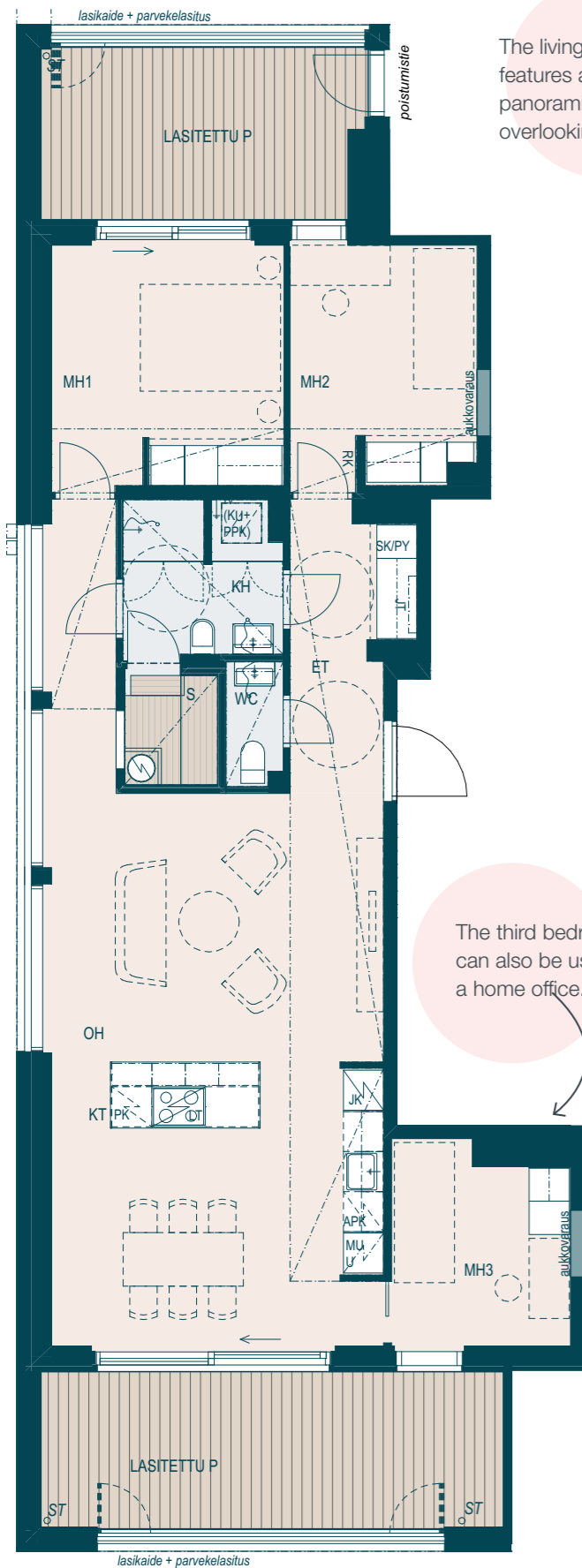
Two large glazed balconies with views of the sea.



Admire the view through the sauna window!

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





The living room features a large panoramic window overlooking the sea.

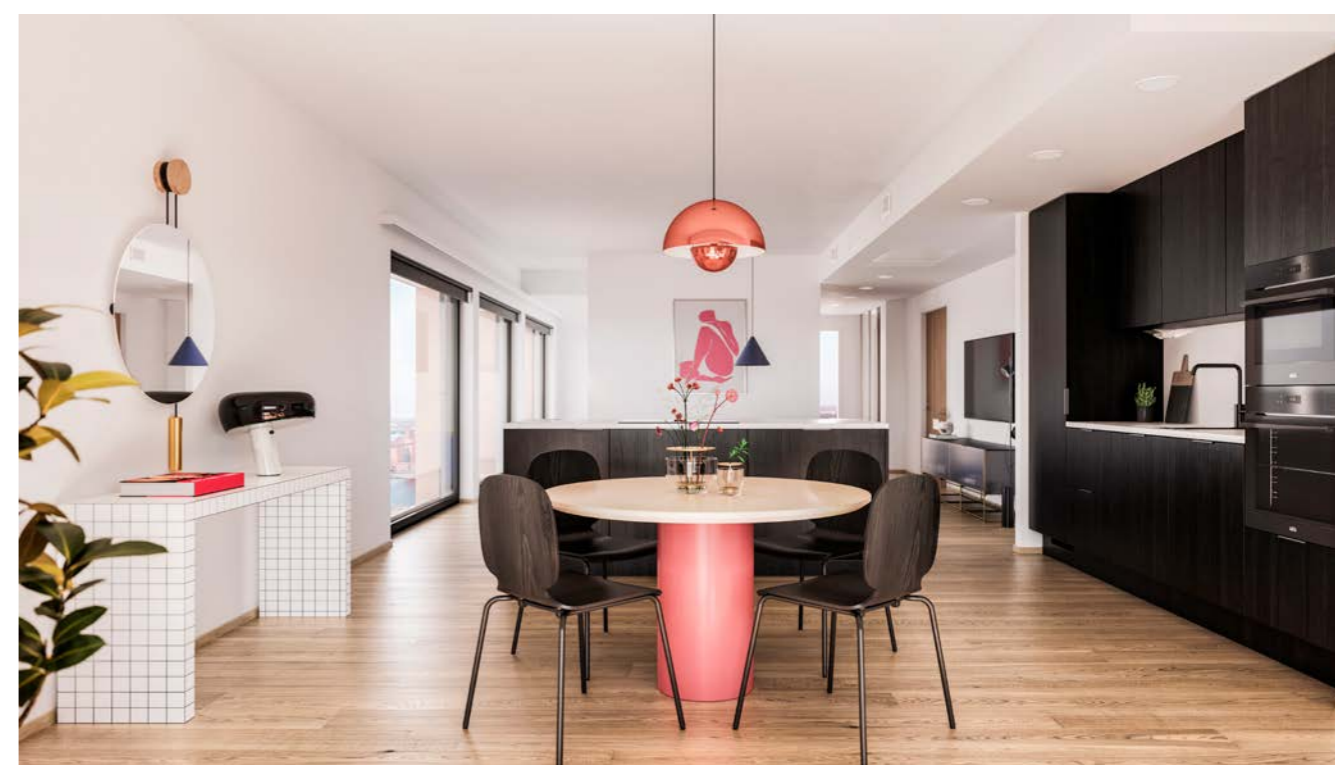
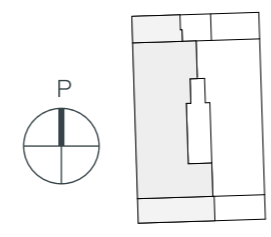
The third bedroom can also be used as a home office.



Indicative visualisation of apartment E 23, 95 m<sup>2</sup>, 12th floor.

4 rooms+  
kitchen+  
sauna

E 23 95 m<sup>2</sup> 12th floor



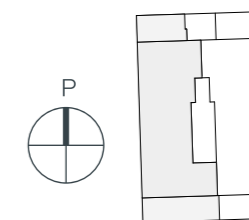




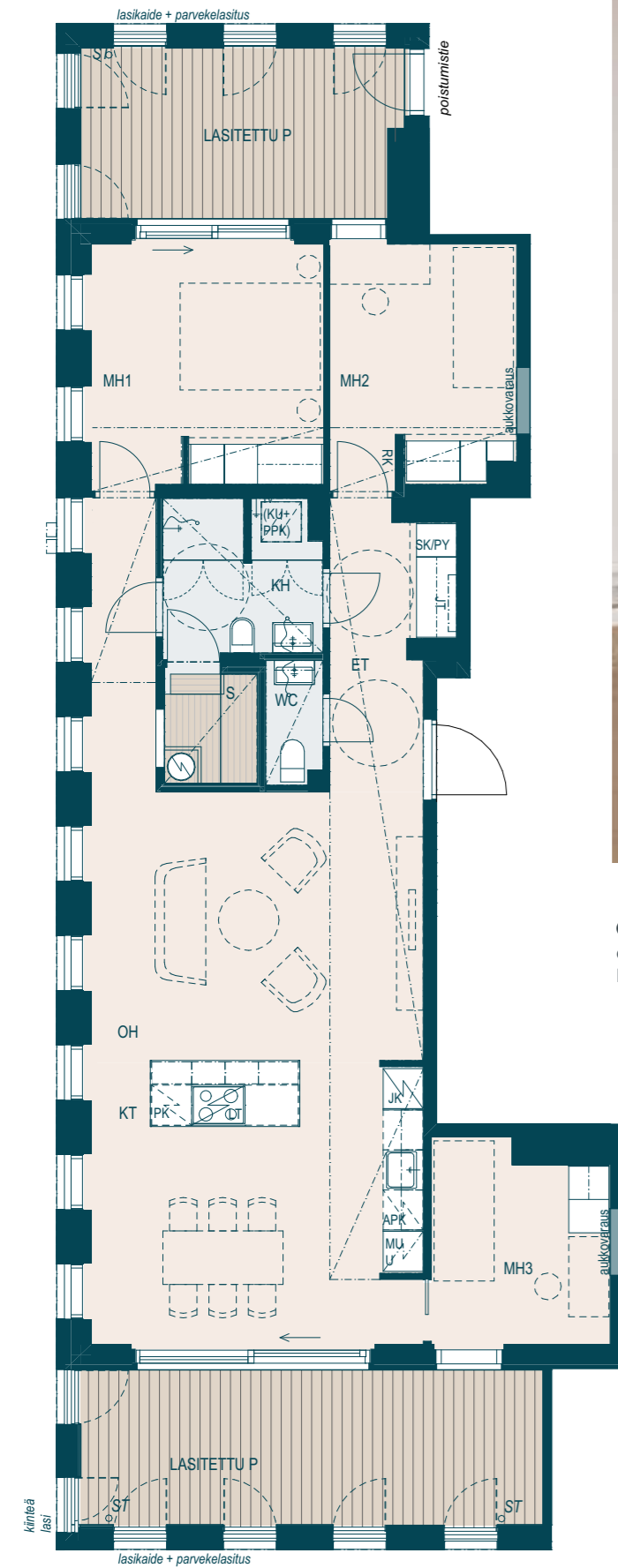
ⓘ The placement of the windows creates a unique look for the apartment.  
Indicative visualisation of apartment E 25, 95 m<sup>2</sup>, 13th floor.

## 4 rooms+ kitchen+sauna

E 25 95 m<sup>2</sup> 13th floor  
E 27 95 m<sup>2</sup> 14th floor







➔ ➔ Spanning the width of the building, the apartment offers views of the sea and the city centre. Indicative visualisation of apartment E 25, 4 rooms+kitchen+sauna, 95 m<sup>2</sup>, 13th floor.







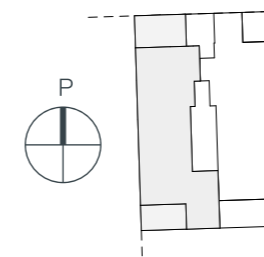
📍📍 The spacious living room extends to the south-facing balcony equipped with a sliding glass door. Indicative visualisation of apartment E 11, 108 m², 6th floor\*.

📍📍 The smallest bedroom can also be used as a home office. Indicative visualisation of apartment E 09, 108 m², 5th floor.

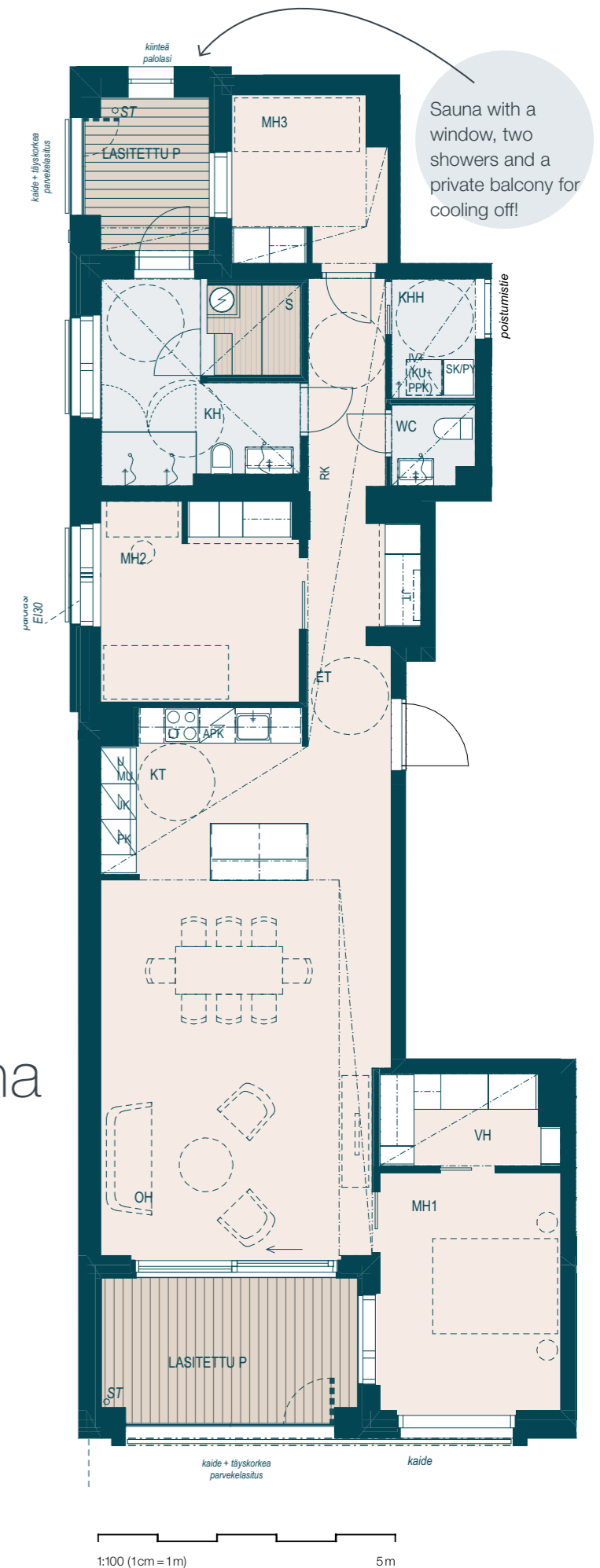


## 4 rooms+ kitchen+sauna

E 05	108.5 m <sup>2</sup>	3rd floor
E 07	108 m <sup>2</sup>	4th floor
E 09	108 m <sup>2</sup>	5th floor
E 11	108 m <sup>2</sup>	6th floor*



\* The 6th floor has an elevated room height, about 3,400 mm



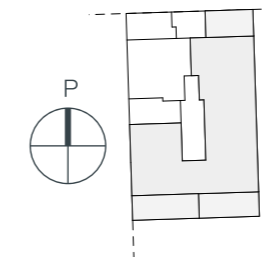




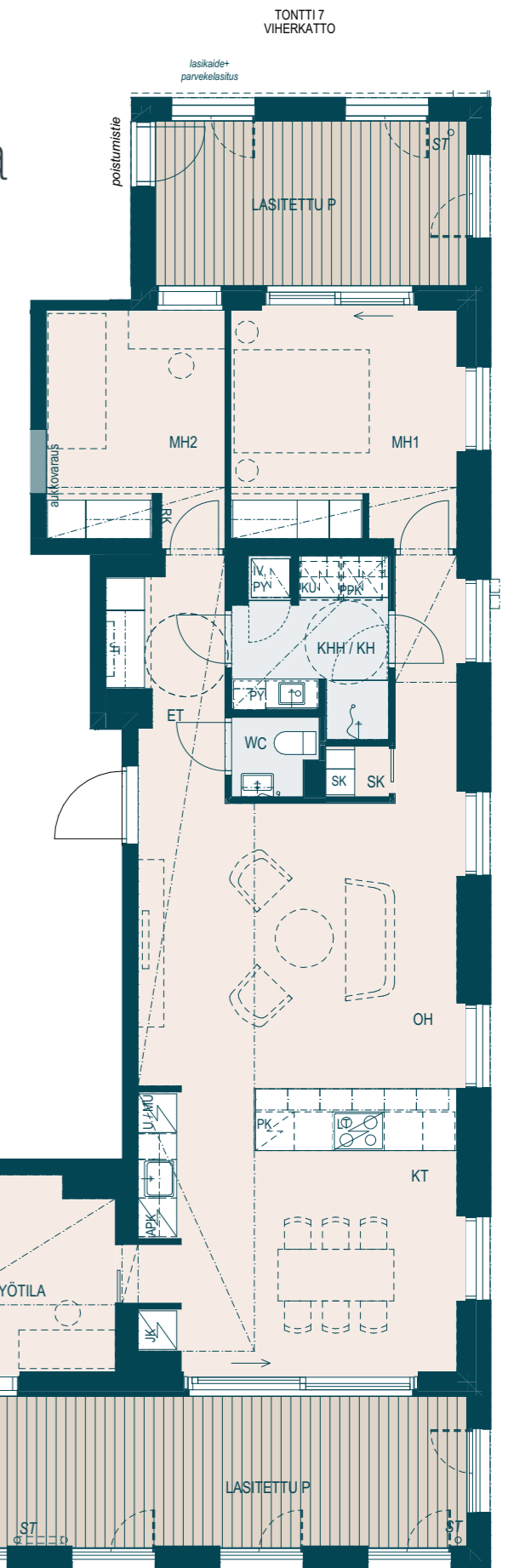
In the tower section (floors 7–16), the colours of the balcony walls vary according to the colour of the facade.

# 4 rooms+ kitchen+sauna

E 12 130 m<sup>2</sup> 7th floor



A unique urban home spanning nearly the entire floor with views of the sea!



A large, south-facing, building-wide glazed balcony.

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

Indicative visualisation of apartment E 12, 130 m<sup>2</sup>, 7th floor.

A workspace and sauna in the immediate vicinity of the master bedroom. The master bedroom is connected to a balcony via a sliding glass door.





# 5 rooms+ kitchen+sauna

E 28 151 m<sup>2</sup> 15th and 16th floors

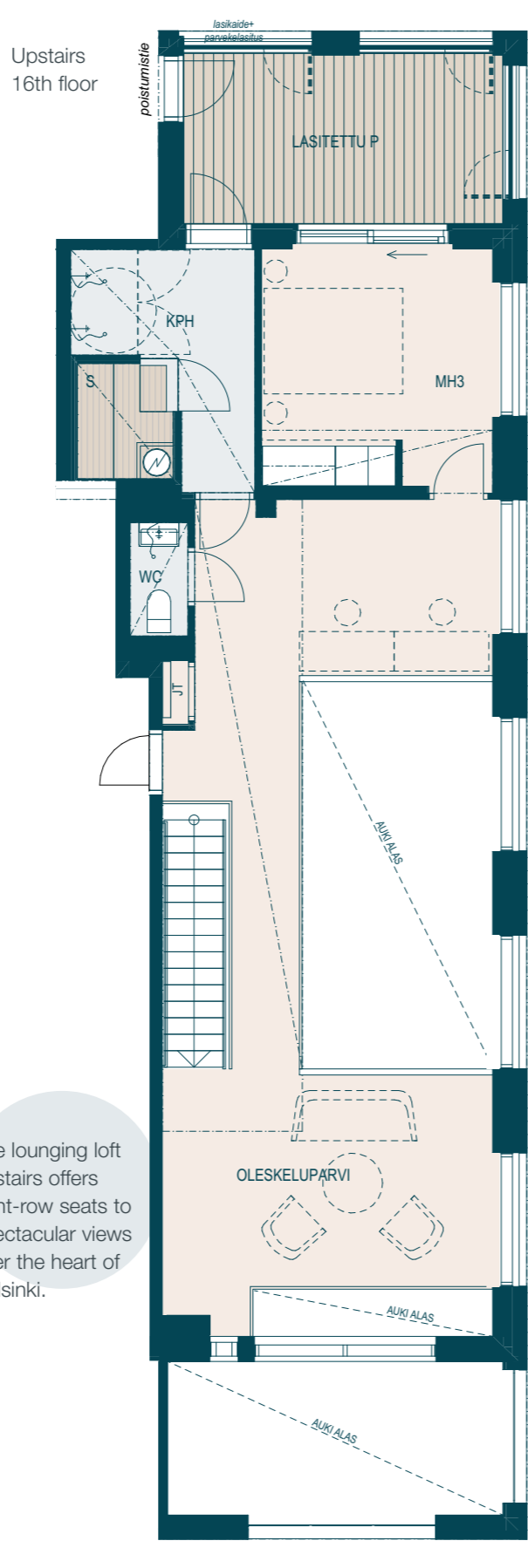
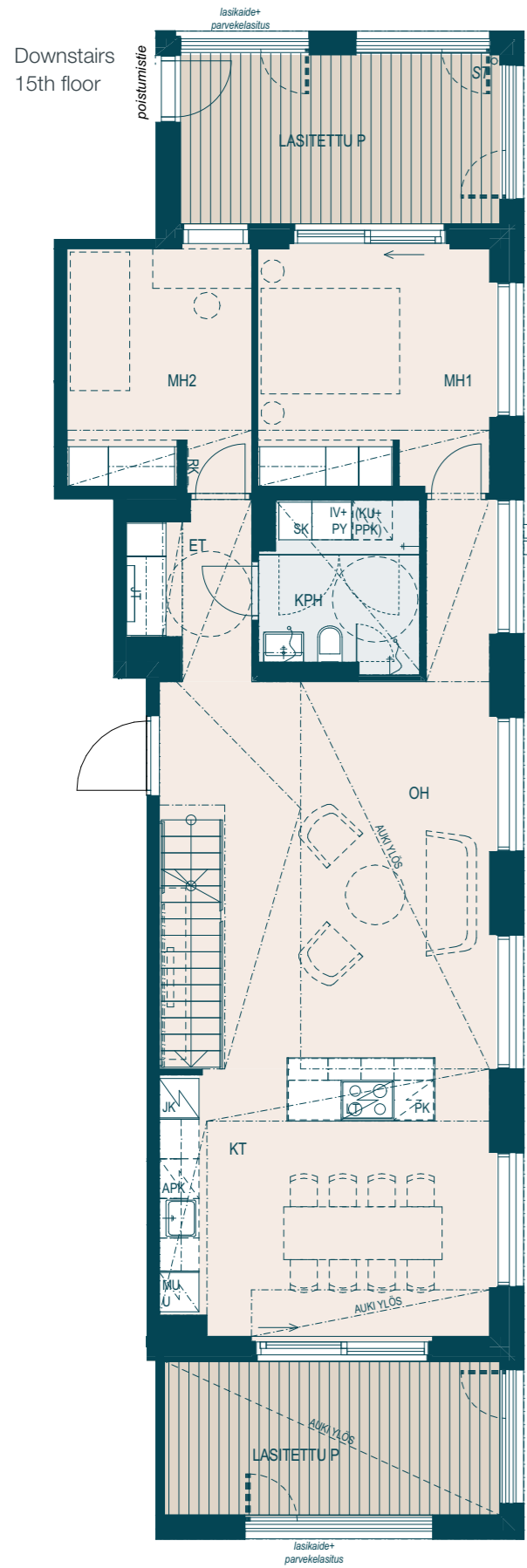


The height of the living room is what makes this apartment unique.



A unique two-storey urban home overlooking the most iconic sceneries of downtown Helsinki! Indicative visualisation of apartment E 28, 151 m<sup>2</sup>, 15th floor.





The lounging loft upstairs offers front-row seats to spectacular views over the heart of Helsinki.



➤ The dining area extends to the glazed south-facing balcony via a sliding glass door.

➤ Cool off in no time! The sauna has access to a glazed balcony through the bathroom.

➤ Indicative visualisation of apartment E 28, 151 m<sup>2</sup>, 15th and 16th floors.



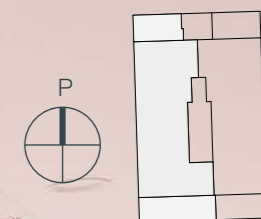




A unique two-storey home with spectacular views!

# 6 rooms+kitchen+sauna

E 29 166 m<sup>2</sup> 15th and 16th floors



Indicative visualisation of apartment E 29, 166 m<sup>2</sup>, 16th floor.





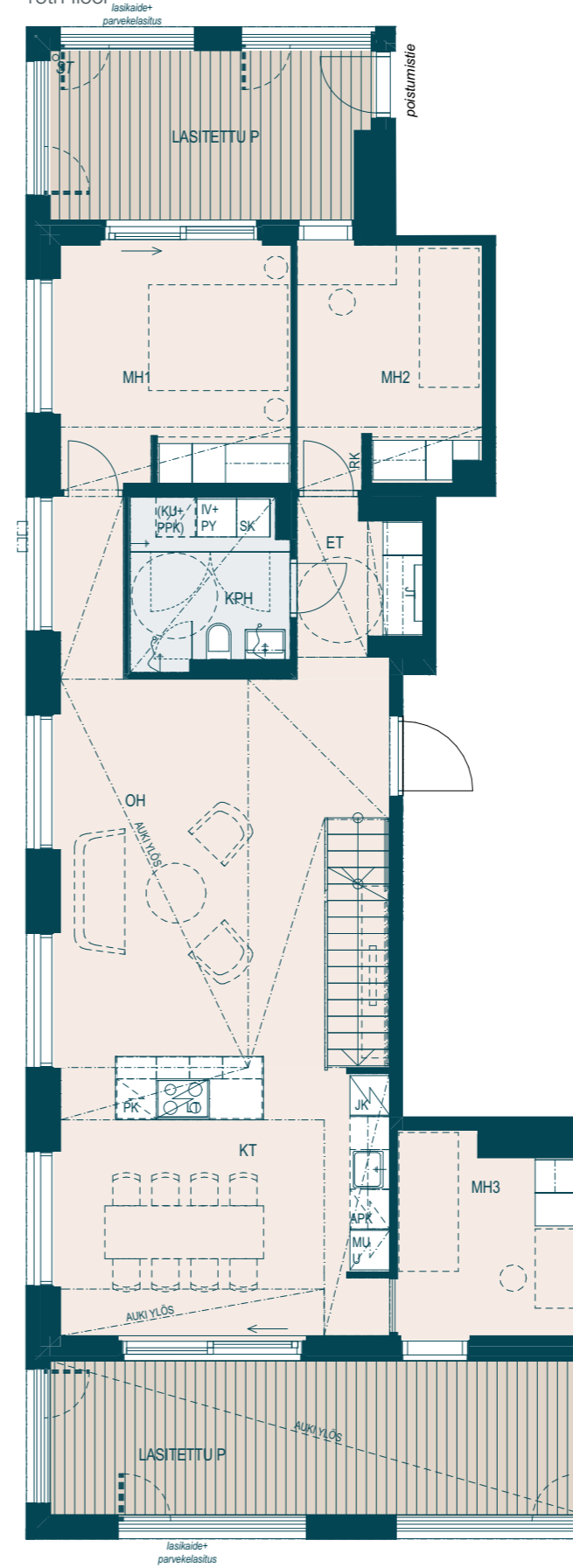
➤➤ Indicative visualisation of apartment E 29, 166 m<sup>2</sup>, 15th and 16th floors.

➤ The spacious living room and its high ceiling make this apartment unique.

➤ Large, south-facing glazed balcony spanning two floors.

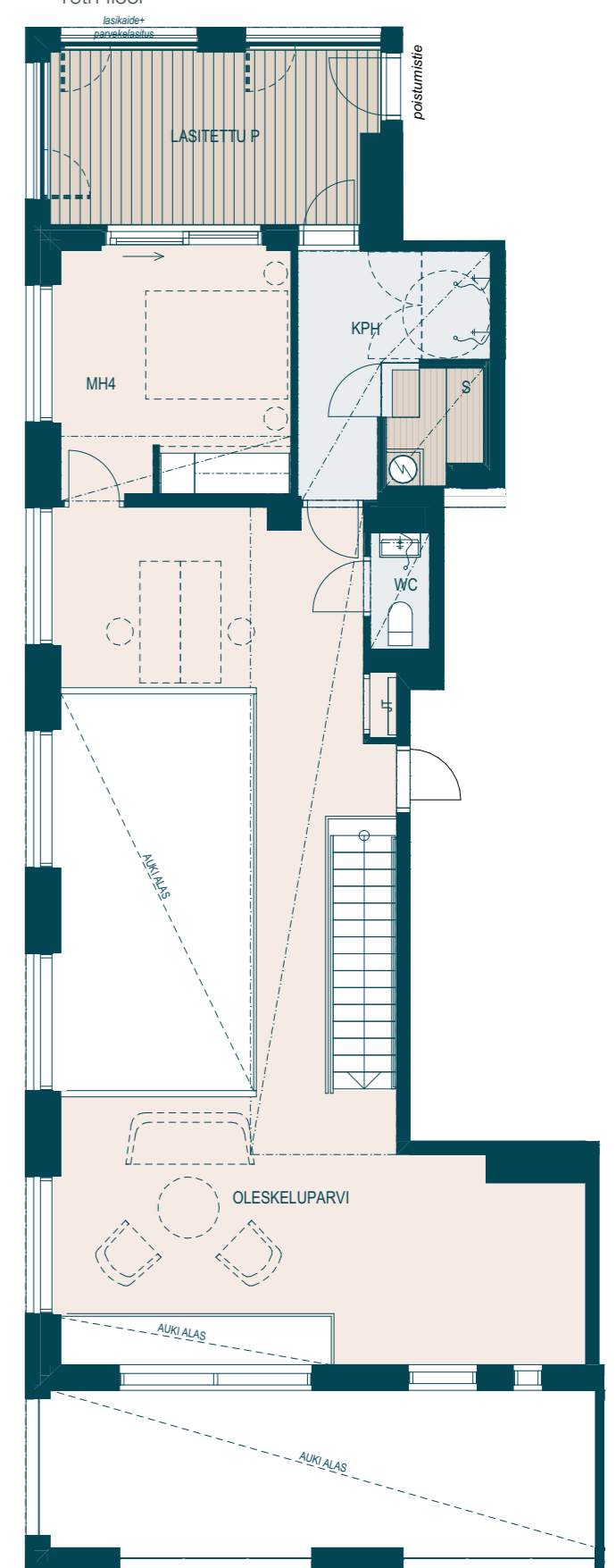


Downstairs  
15th floor



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

Upstairs  
16th floor





# Legend

	Fridge		Injector mixer	OH	Living room
	Freezer		Wall-mounted toilet seat	MH	Bedroom
	Freezer under the worktop		Toilet seat	KT	Kitchen space
	Fridge-freezer		Sauna stove	KH	Bathroom
	Dishwasher under the worktop		Sink, vanity and sink unit and mirror cabinet	KHH	Utility room
	Sink		Apartment-specific ventilation unit (heat recovery)+space for a washing machine and a dryer	S	Sauna
	Built-in oven+cooking hob + cooker hood		Space for a washing machine and a dryer	WC	Toilet
	Cooking hob+cooker hood		Apartment-specific ventilation unit (heat recovery) + laundry cabinet	ET	Hallway
	Built-in oven and combination oven (oven+microwave oven)		Water valve for a washing machine	VH	Walk-in closet
	Cooking hob with an integrated cooker hood		Glazed doors	ALK	Alcove
	Microwave oven		Shower and pivoted shower screen	P	Balcony
	Upper and lower kitchen cupboards		Shower corner	LVV	Pram storage
	Shared cleaning and laundry closet		Shower screens, space reserved	UVV	Outdoor equipment storage
	Cleaning closet		Waterspout on the balcony	IRT. VAR	Apartment-specific storage unit
	Laundry closet		Ceiling or box structure	PRH	Stairwell
	Closet with shelves		Turning circle for a wheelchair	LJH	Heat distribution room
	Closet with a hanger rail		Balcony door, single-leaf	SPK+ TELE	Main distribution room + telecommunications room
	Closet furniture, sliding doors		Balcony door, double-leaf		
	Distribution board		Sliding glass window+opening direction		
	Underfloor heating manifold box				

# Building specification

25 NOVEMBER 2022

## Housing company

Asunto Oy Helsingin Nihtiin Torini is located on the island of Nihti in the Sörnäinen neighbourhood of Helsinki. The company owns specified share 50/100 of residential building plot number 10668/3. 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 consists of one 16-storey apartment building with a lift. Address: Konttisturinkuja 2, FI-00540 Helsinki, Finland.

A joint arrangement agreement will be drawn up for the properties in the block with the housing company as one of the parties to the agreement. The joint arrangement agreement will cover matters such as access rights, parking, yard areas, hoisting locations of rescue vehicles, common spaces, waste management, civil defence shelters, leads, pipes and cables, stormwater arrangements, firewalls, placement of structures, shared structures, the administrative committee and the 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 base, intermediate floors and roofing are mostly cast-in-place structures made of reinforced concrete. The apartment building has a flat roof covered with asphalt roll roofing.

The facades are partly cast-in-place brick and partly metal sheet plating. The load-bearing structure of the external walls is an inner shell element made of reinforced concrete. The

balcony walls are partly painted pre-cast concrete elements and partly metal sheet plating.

## Balconies

The balcony slabs are pre-cast concrete elements. The floor surfaces of the balconies are lined with wood. In the brick base section (floors 2–6), the wall surfaces of the balconies are painted concrete and the railings are mostly steel balusters / flat bars. Inside the steel railings, the balcony glazing extends from floor to ceiling and can be opened. In the tower section (floors 7–16), the wall surfaces of the balconies are partly metal sheet plating, partly painted concrete. The railings are made of clear glass. The balcony glazing can be opened above the glass railings. The balcony glazing is made of clear glass. Some of the balcony glazing is fixed. The balconies are equipped with a water drainage system. The balconies air out on their own and are exposed to weather conditions. The balcony glazing will not be watertight, airtight or snow repellent.

## Windows and doors

In the brick base section (floors 2–6), the apartments' windows are mainly quadruple-glazed wood-aluminium windows that open inwards. In the tower section (floors 7–16), the apartments' windows are mainly fixed, triple-glazed wood aluminium windows with the outermost frame and outside frame surface made of baked enamel aluminium to ensure durability. In the brick base section (floors 2–6), there are steel railings outside the windows. The balcony walls have sliding glass windows, wood aluminium windows or window doors opening inwards with aluminium-clad, baked enamel outer surfaces.



In the brick base section (floors 2–6), the windows are equipped with louvres installed between the panes, with the exception of window doors and EI30 fire-resistant windows where they are surface-mounted. The sliding glass windows have pleated blinds. In the tower section (floors 7–16), the fixed windows have roller blinds, with the exception of the EI60 fire-resistant windows on which roller blinds or louvres should not be installed. The sliding glass windows have pleated blinds. The opening windows and window doors have louvres.

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 concrete walls. Light partition walls inside the apartment are mostly 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 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 paneled.

#### **Roofs**

The roofs of living spaces are primarily spray-plastered and partially painted. The roofs 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 countertops are made of a quartz composite, and the sinks to be mounted on the countertop from below are stainless steel or Silgranit granite composite.

#### **Machinery and equipment**

The kitchen has a built-in 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/utility rooms have connections and space for a washing machine and dryer.

#### **Stairs and railings**

The two-storey apartments have steel-framed stairs with wooden steps. The stairs have steel baluster railings and handrails. The upstairs space features steel baluster railings as well as levelled and painted panel parapets.

#### **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 apartments' ventilation efficiency can be adjusted with a control panel. Some of the apartments have a cooker hood with a flue connection. When cooking in a kitchen that has a cooker hood, 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. Some of the apartments have a cooker hood that is not connected to the flue. They have an activated-carbon filter and they circulate the air back into the room. However, using a cooker hood boosts ventilation.

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, in other words wet underfloor heating that is connected to the district heating network. During the heating season, the supply air is heated in apartment-specific air supply units with an electric radiator. The tiled floors of the bathroom and separate toilet are fitted with hydronic underfloor heating for added comfort.

The homes have apartment-specific cooling units. Cooling is provided by a VRV 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 equipped 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.

The sauna facilities, clubrooms and laundry machines available to the residents of the housing company are reserved through a separate reservation site 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.

A solar power system has been installed on the roof of the housing company to be used to cover part of the electricity consumption of the building's shared areas.

The sewage system is equipped with a heat recovery device.

#### **Shared courtyard areas and parking**

The outdoor areas and planting work will be completed according to a separate courtyard plan. Car parking spaces (20 spaces in the garage) are primarily located on the adjoining plot, in the parking garage located underneath the yard 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 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.



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