

LAUTTASAARI

Asunto Oy Helsingin

HEIKAS



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Homes where high construction quality comes together with Finnish design.

We looked into what our customers appreciate. We made use of our more than a century of experience and combined engineering skills with Finnish, clean-lined design aesthetics. We carefully selected materials and decided that the details are as important as the whole. This gave rise to the **YIT Formia** home, where high construction quality meets Finnish design.



Our design philosophy

The design of YIT Formia homes is guided by principles that are the result of thorough consideration, careful choices, and extensive experience.

Every YIT Formia home embodies our design philosophy.

1

True quality reveals itself in the details.

In YIT Formia homes, every element is carefully considered as part of a cohesive whole. A harmonious visual language creates an atmosphere of effortless elegance and balance. Premium materials and refined craftsmanship are woven into every space, complemented by carefully curated lighting that enhances the home's distinctive character.

2

Spacious rooms filled with natural light.

YIT Formia homes are designed with a sense of openness that stems from thoughtfully proportioned living spaces. From the moment you enter, the home unfolds toward natural light. Clean lines and uninterrupted wall surfaces create a calm and harmonious atmosphere. Spacious rooms and expansive windows bring not only room to live, but room for life to flourish.

3

A kitchen in a space of its own

In YIT Formia homes, the kitchen integrates seamlessly with the rest of the residence while enjoying a distinct sense of its own. Streamlined cabinetry, carefully selected furnishings, quartz or ceramic countertops, and integrated Miele appliances create a space that is both highly functional and visually refined. The result is a kitchen designed as much for everyday living as for effortless entertaining.

4

A bathroom that balances beauty and function

The bathrooms in YIT Formia homes evoke the atmosphere of a refined private spa, enhanced by carefully designed indirect lighting. Walls and floors are clad in elegant porcelain tile, chosen for its timeless beauty and durability. Clean-lined fixtures, understated fittings, and a wall-mounted toilet contribute to a serene and uncluttered aesthetic. A ceiling finished in heat-treated aspen adds warmth and softness, completing the space with quiet sophistication.

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The finest architecture considers nature, neighboring buildings, and the human experience in equal measure.

It creates homes that feel timeless, harmonious, and deeply personal. Homes that capture the heart from the very first moment.



ARCHITECT'S VIEW

Heikas blends in naturally with the culturally and historically significant 1940s–1950s environment.

In the design of Asunto Oy Helsingin Heikas, the special nature of the area was considered right from the start. The goal was to understand and respect the culturally and historically significant environment, which is more than just buildings for its residents; it is a milieu that has its own identity and memories. Built in the 1940s and 1950s, the buildings on Isokaari form an entity showcasing recognizable characteristics of their era, with the new building blending in naturally. Not competing with them, but complementing them.

The architectural appearance of Heikas is based on an understated, clean-lined design language. Its pitched roof, harmonious proportions, and meticulously considered massing create a whole that fits into the streetscape unobtrusively yet with dignity. The facade's plastered surface and color palette are in keeping with the neighboring buildings. The goal is not to stand out, but to belong. At the same time, the design has been brought up to date in a subtle manner with large windows and spacious balconies.

The architecture of Heikas is not an individual feature, but a seamless part of an entity - a considered addition to the existing environment. It aims to create a setting for good day-to-day life: light, space, views, and timeless aesthetics.

Tarmo Mäkipaja
Architect, CEO
Architects Hannunkari & Mäkipaja Oy



A symphony of tones and materials.

The YIT Formia homes' stylish materials and harmonious color palette create a tranquil backdrop for a wide range of decor styles. Having the same tone on the walls, interior doors, baseboards, and moldings gives space to the highlights of the interior design. Carefully selected surface materials complement the timeless entity that retains its charm for years to come.

The built-in cabinets in the kitchen and bedrooms create a calm atmosphere. The choice of similar wood veneer surfaces for the home's storage furniture helps maintain a uniform design language in every room.

Lighting supports the welcoming atmosphere of the home. Indirect light, soft general lighting and thoughtfully placed spotlights can be adjusted to suit the occasion, making it possible to create varied atmospheres depending on the time of day.

A kitchen with good taste.

In the YIT Formia homes' kitchen, aesthetics and practicality merge seamlessly. Calming colors and natural materials create a timeless backdrop for everyday activities and special occasions.

The elegant, clean-lined design language of the Finnish kitchen-manufacturer Puustelli is evident in the fixtures. Birch and oak veneers selected as door materials bring natural warmth and nuanced surfaces to the decor. The uncompromising quality of the quartz and ceramic countertops carries on to the backsplash.

Miele's appliances are integrated into the furniture, so that the kitchen surfaces remain uniform. In some apartments, the stove is built into a kitchen island, with provision made for a wine cabinet. Discreet backsplash lighting, hidden beneath the cabinet, emphasizes the kitchen's modern appearance.



Luxurious bathroom.

The relaxing atmosphere of the YIT Formia homes' washing facilities is created by the choice of color tones and materials that blend in together.

The large 60 x 60 cm porcelanato tiles on the walls give rise to a cohesive appearance, complemented by understated vanity units. Indirect lighting fitted under the furnishing and activated with a motion sensor and a modern, wall-mounted toilet complete the clean-lined design.

The abundant, even flow of water from the rain showerhead feels pleasant on the skin and turns having a shower into a moment of luxury. The sauna's glass wall opens up the space by integrating the steam room into the bathroom. A dedicated, separate laundry area ensures the bathroom always stays neat and tidy.



A fitting addition to Lauttasaari.

While the architecture of Asunto Oy Helsingin Heikas is in keeping with the style of the old Lauttasaari, its apartments offer elegant homes with all modern comforts. Meticulous design and skillful implementation, from architecture to the smallest details of every home.

Modern homes in an idyllic setting at Isokaari 26

The four-story Asunto Oy Helsingin Heikas will be built on its own plot along a leafy street at Isokaari 26. With its pitched roof, the attractive building brings to mind the functionalist style, in terms of its appearance and proportions. Brick-built and plastered on site, the building will house 18 high-quality two-room, three-room, and four-room homes. The largest apartment will have a floor area of more than 160 m².

Stylish common areas and a private garage

Shared indoor and outdoor spaces, such as an spacious, fully equipped fitness facility, will be built for the residents of Asunto Oy Helsingin Heikas and Asunto Oy Helsingin Bertas, which will be completed later on the adjacent plot. These shared spaces will be characterized by the same comfort and refined details as the homes. A garage, easily accessible from the residential floor by an elevator, will be built under the lush yard area.

The energy-efficient building is heated and cooled with geothermal energy

The energy class A building and its domestic hot water will be heated by geothermal energy, which is the most ecological heat source. Water-circulating underfloor heating and cooling in residential spaces will guarantee a constant temperature in the apartments, and having no radiators will allow more freedom in interior design. In wet rooms, electric comfort underfloor heating will feel pleasant under foot. Each apartment will have its own ventilation.



Indicative visualization

Quality is reflected in the spaces and the details

High-quality equipment and natural materials guarantee comfortable, aesthetically pleasing living conditions. The kitchen features integrated appliances and quartz countertops, the bathrooms are equipped with porcelain tiles and wall-mounted toilets, and living spaces have oak parquet floors. In the largest apartments, utility rooms and walk-in closets give an additional sense of spaciousness to the living spaces.

Tranquil backdrop for life

A visually cohesive home provides a peaceful setting for living. The walls, doors, and moldings share a uniform color palette, allowing the interior design's

distinctive features to stand out. Harmony and attention to details create a refined, timeless look in the Heikas homes.

Meticulously designed layouts, light-filled rooms

Flow and functionality are emphasized in the design of the apartments, creating a harmonious, cohesive atmosphere for the homes. The apartments' floor plans offer designated spaces for various functions, well-planned places for furniture, and ample storage space. The large windows that reach close to the floor bring in ample daylight and afford expansive views of the surroundings. High ceilings increase the sense of space. The living spaces of each home are extended by a glazed balcony.



Asunto Oy Helsingin Heikas

ADDRESS

Isokaari 26, 00200 Helsinki

NUMBER OF FLOORS

4 residential floors and a basement.

OWNERSHIP OF THE PLOT

The **property** is located in Lauttasaari, Helsinki. The company owns residential building plot no. 31083–9.

HEATING TYPE

Heikas is an A energy class building where homes and water are heated by ecological geothermal heat.

APARTMENT SIZES

42–160.5 m²

APARTMENT DISTRIBUTION

2 rooms + kitchen	42.0–51.5 m ²	4 pcs
3 rooms + kitchen + sauna	65.0–72.0 m ²	7 pcs
4 rooms + kitchen + sauna	92.5–109.0 m ²	6 pcs
5 rooms + kitchen + sauna	160.5 m ²	1 pc
Total 18 apartments		

PARKING

The 11 parking spaces sold in the form of shares in the housing company will be located in a garage under the yard deck. In addition, the housing company will have 1 parking space for people with reduced mobility shared with the neighboring housing company Bertas. All parking spaces are equipped with electric vehicle charging capability and a heating socket.

SHARED FACILITIES

- Cozy entrance hall
- A **well-equipped** fitness area
- Laundry and two drying rooms
- Bicycle maintenance room and wash point
- Outdoor equipment storage
- Pram storage
- Apartment-specific storage
- In addition, there are storage for personal belongings and bicycle storage available for sale

JOINT PREMISES WITH NEIGHBORING HOUSING COMPANY HELSINGIN BERTAS

- Spacious sauna department and cooling room
- Clubroom, equipped with a microwave, dishwasher, and fridge-freezer
- Workspace



ENERGY CLASS A RESIDENTIAL BUILDING



APARTMENT-SPECIFIC WATER CONSUMPTION MONITORING



GEOHERMAL HEATING



ELECTRIC CAR CHARGING CAPABILITY



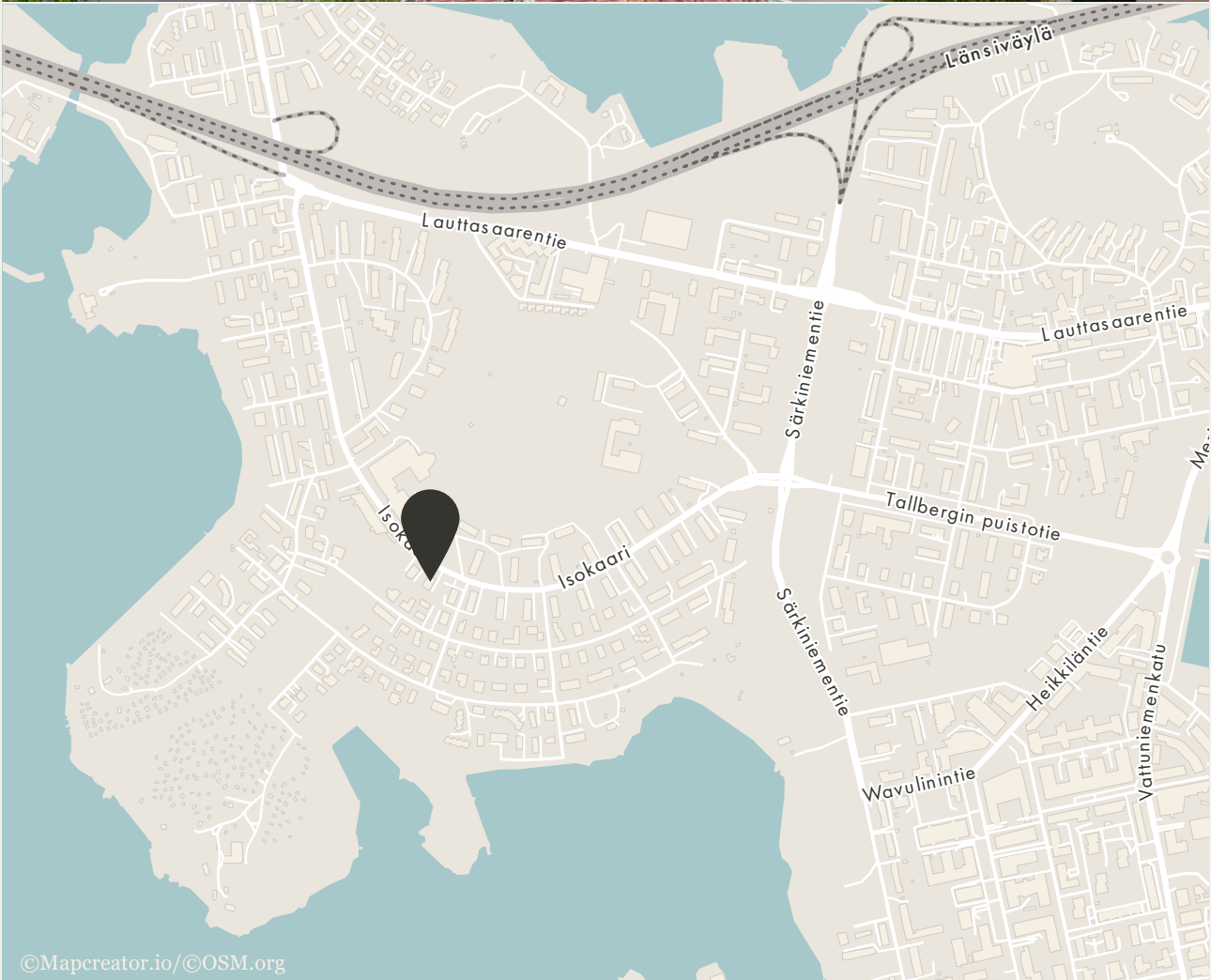
WISER READY
SMART HOME
CAPABILITY



RECYCLING AT
THE HOUSING
COMPANY



Indicative visualization



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Everything you want to know about your future housing company

Housing company

Asunto Oy Helsingin Heikas
Isokaari 26, 00200 Helsinki

Architectural design

Arkkitehdit Hannunkari & Mäkipaja Oy

Parking

A private parking space in a sheltered garage will guarantee good conditions for the car. The Heikas housing company has 11 parking spaces, which are located in a garage under the yard deck. Parking spaces will be sold as shares. A joint parking space for people with reduced mobility will remain under the control of Heikas and the neighboring housing company Asunto Oy Helsingin Bertas, which will be rented to those who need it. The garage is not be heated and the parking spaces are equipped with heating sockets. Residential floors will have direct access to the garage by lift. The garage's roll-up door can be opened either with a mobile system or with a PIN code and access badge.

Electric car charging points

The parking spaces will have the option for electric car charging points. Residents who have their own parking space can purchase a charging device for their space.

Shared and technical spaces

A cozy stairwell welcomes the residents. The first floor also houses a pram storage, laundry, drying rooms, and a waste room.

A well-equipped fitness room is available in the basement for exercise. In addition, the basement houses outdoor equipment storage, storage units, a bicycle

maintenance room, technical facilities, as well as storage units and bicycle storage spaces for sale.

Residents of Heikas will also have access to the communal spaces at the neighboring housing company Asunto Oy Helsingin Bertas, which will be built later. The first floor of Bertas will house a workspace and a club room that can be reserved; the basement will have sauna facilities and a cooling room.

Yard and surroundings

In the yard, there is a cozy play area for children, with a swing and a sandbox. Adults have also been thought of: the yard also offers pleasant seating areas. The green courtyard is designed with respect for the district's natural values.

Energy solution and efficiency

Heating, cooling, and domestic water for Helsingin Heikas are produced using ecological geothermal energy. As the owner of a new home, you will receive an energy certificate that provides information on the building's energy efficiency and tells you the building's energy efficiency rating. The energy efficiency rating of Heikas is A. The housing company's plans anticipate the future, and solar panels can later be added to the roof.

Internet connection and cable TV

Heikas homes make life more comfortable, whether you want to work remotely or enjoy a movie night with a streaming service. The maintenance charge includes a 50 Mbps internet connection and cable TV provided by Elisa. Each apartment comes with a Wi-Fi router. You can easily sign up as an Elisa user via the YIT Plus service.

Safe locking system

In Heikas, a safe and easy-to-use Abloy Easy locking system is in use. Residents can move around the property using a key, digital ID, or a mobile app. Access rights to common areas are managed centrally, which provides additional security. Visitors can use a door phone with a camera link, which can also be used with the mobile app. You can choose to get a Yale Linus smart lock for your front door.

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, for example, book a sauna for the day that best suits you.

Basement wash point/mudroom

A wash station will be available in connection with the entrance to the outdoor equipment storage where children's waterproof clothes or a dog's paws can be easily rinsed before going home. The wash point is also perfect for cleaning a bicycle.

Balconies

All apartments are equipped with a cozy glazed balcony, and one apartment also has its own yard. Full-height balcony glazing with picket railing creates an elegant and stylish overall appearance. Thanks to the electrical outlet, the balcony can be adorned with lights or turned into a warm haven late into the autumn with a heater. The balcony is equipped with a carpet, lighting, and option for an infrared heater for added comfort.

State-of-the-art technical building systems

The apartments have water-circulating underfloor heating and cooling that feel comfortable underfoot and are controlled by thermostats. Thanks to the system, there are no radiators in the homes. This creates a sense of spaciousness and increases interior design possibilities. The tiled floor of the bathroom and the separate toilet is fitted with electric underfloor heating, connected to the housing company's electricity system.

All apartments have pre-planned locations for an air source heat pump for cooling.

Smart home capacity

The apartments will have Schneider Electric's Wiser Ready smart home capability, which can be used to manage, for example, home lighting and energy consumption. The system can be used by acquiring a separate Wiser Home control panel and the Wiser

app. Various functions can be easily controlled using a smartphone or tablet. For example, the system can be used to adjust lighting, set device timers, and monitor spot-market electricity prices.

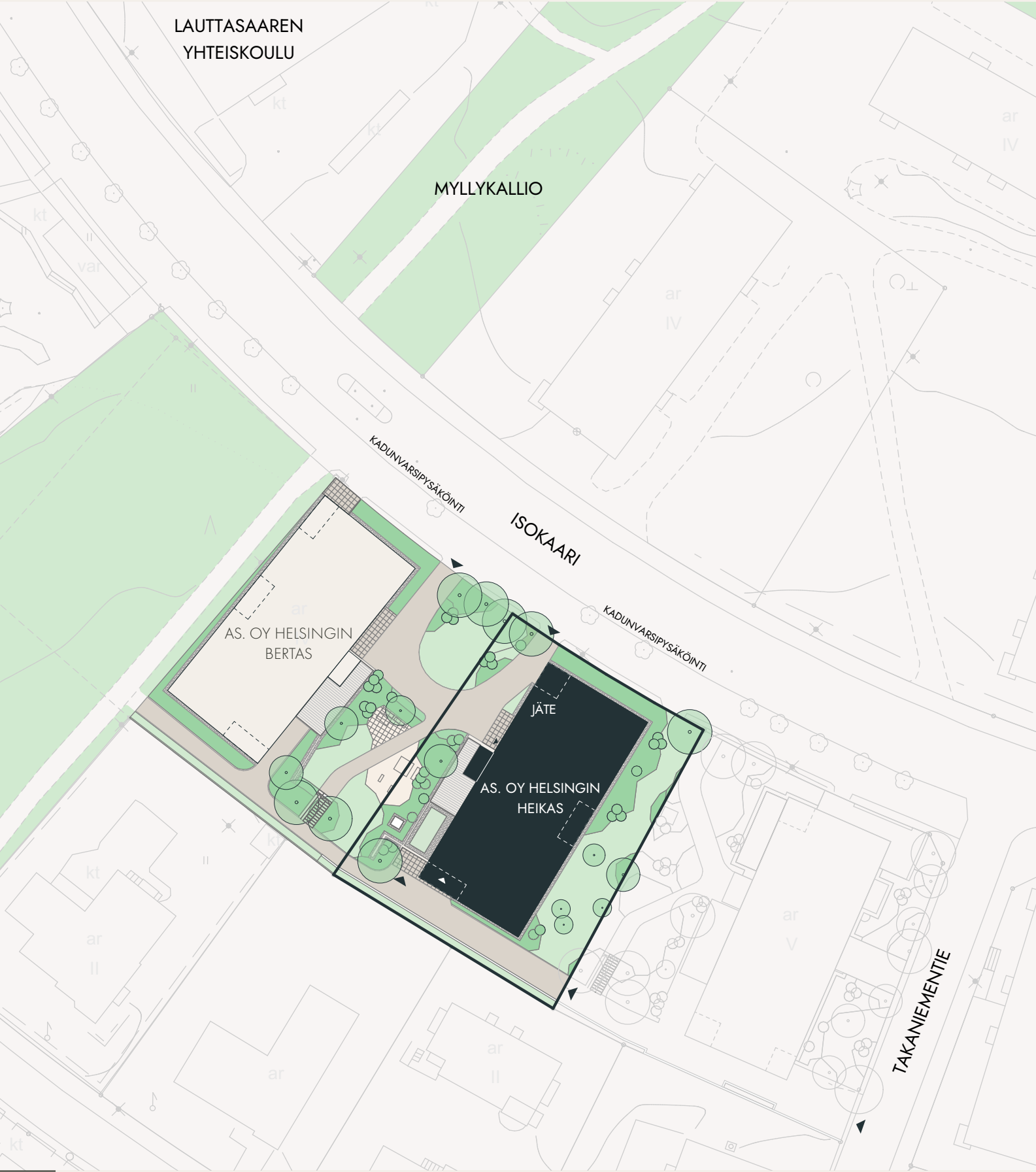
Sorting of waste

The apartments feature a generous number of built-in cabinets, making it easy to sort waste at home. The building has a waste room where all waste types can be disposed of. The room is shared with Helsingin Bertas.

Layout plan



Site plan



Space for life.

The floor plans of YIT Formia homes are based on generous proportions and clean lines with designated spaces for functions. The home opens toward light, starting from the hallway. Unbroken wall surfaces and ample storage space give the home a tranquil atmosphere. A kitchen that is slightly separate from the living room and natural access routes provide space for decor and make the home feel airy.

Large windows bring plenty of natural light into the home and a glass door connects the balcony to the living areas. The quality of life is enhanced by building systems that are discreetly concealed from view.

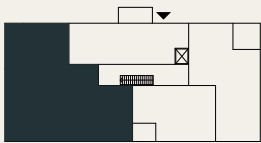


Indicative visualization. 160.5 m², 5 rooms + kitchen + sauna, A 17, 4th floor.

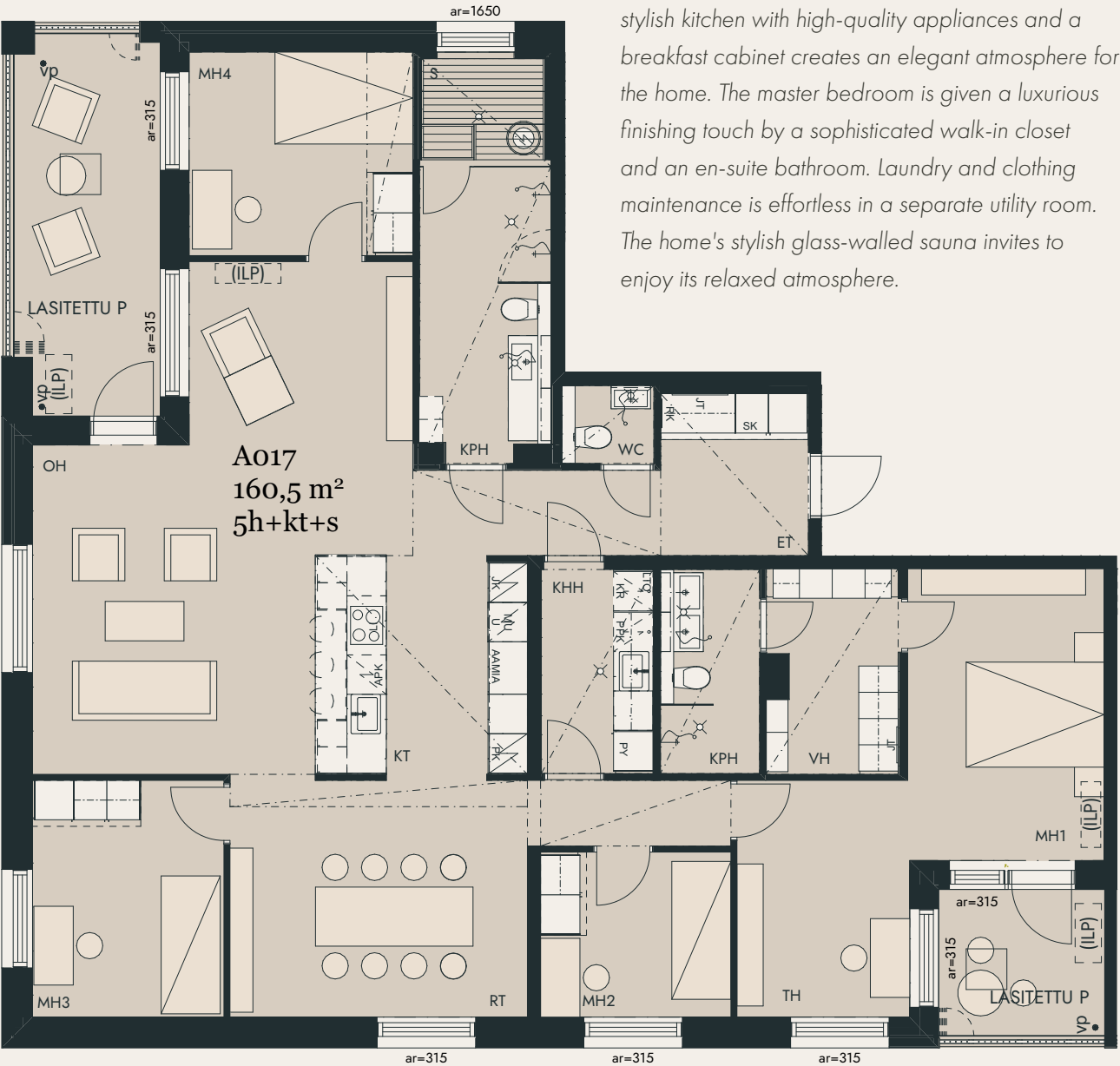
5 rooms + kitchen + sauna	160.5 m²	1 pc	p. 26
4 rooms + kitchen + sauna	109.0 m²	3 pcs	p. 30
4 rooms + kitchen + sauna	92.0 m²	3 pcs	p. 32
3 rooms + kitchen + sauna	72.0 m²	3 pcs	p. 36
3 rooms + kitchen + sauna	65.0 m²	4 pcs	p. 39
2 rooms + kitchen	51.5 m²	3 pcs	p. 40
2 rooms + kitchen	42.0 m²	1 pc	p. 43

160.5 m² 5 rooms + kitchen + sauna

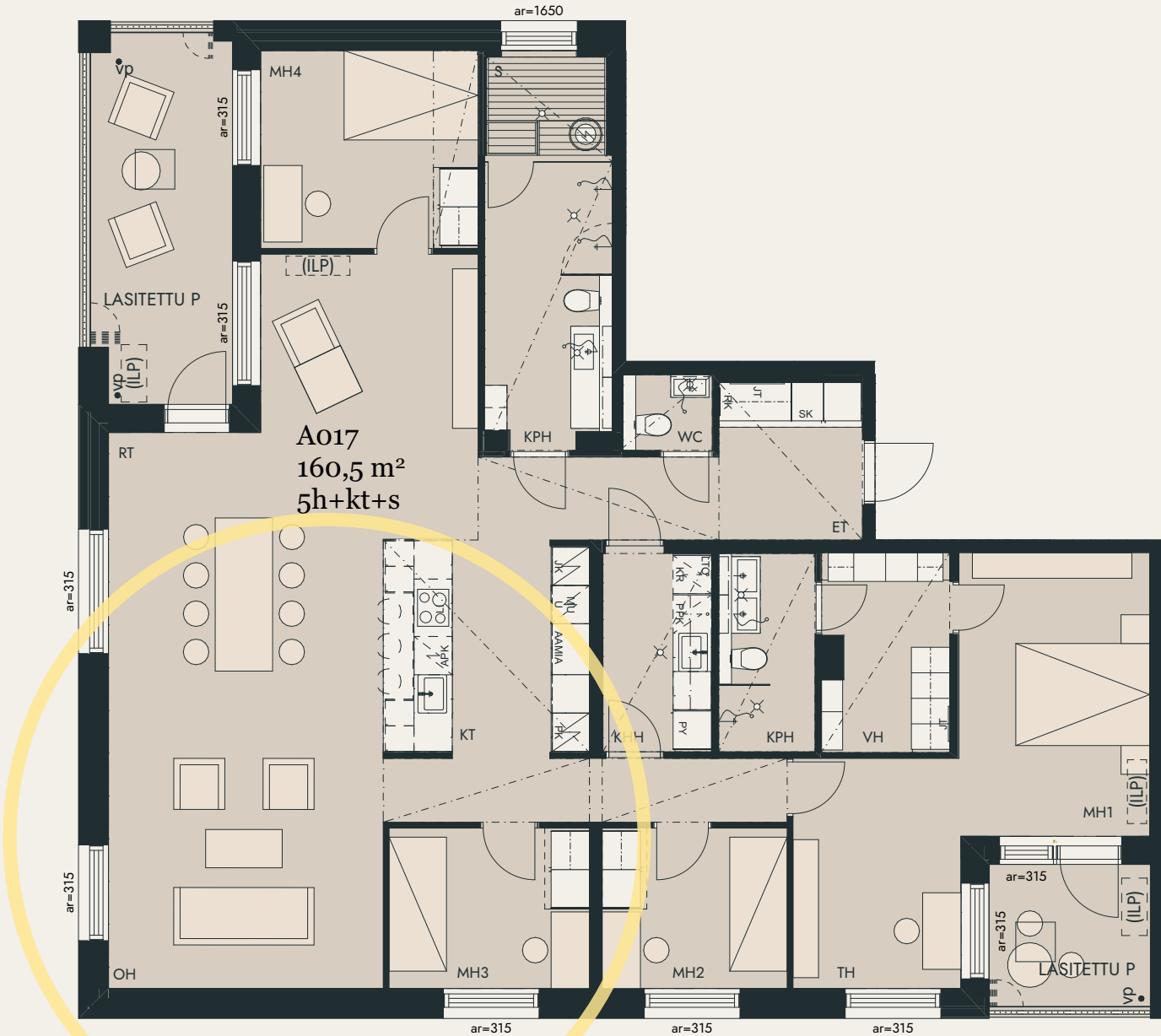
A 17 4th floor



On the top floor, the ceiling height is 3 meters, and the larger windows opening in three directions maximize the natural light in the spacious home. Two balconies open in different directions. In addition to bedrooms, the home has a separate workspace that adapts to different life situations and can be converted to use as a bedroom, for example. The stylish kitchen with high-quality appliances and a breakfast cabinet creates an elegant atmosphere for the home. The master bedroom is given a luxurious finishing touch by a sophisticated walk-in closet and an en-suite bathroom. Laundry and clothing maintenance is effortless in a separate utility room. The home's stylish glass-walled sauna invites to enjoy its relaxed atmosphere.



Alternative floor plan with a larger living area



If you act early, you can change the location of one bedroom to make the living areas more open.

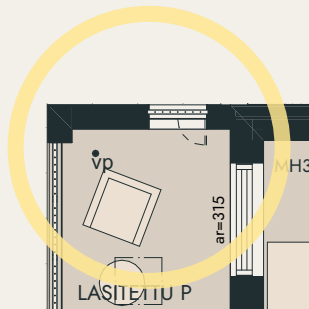
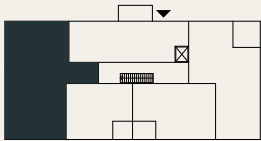
160.5 m² 5
rooms + kitchen +
sauna

A 17 4th floor
Indicative visualization



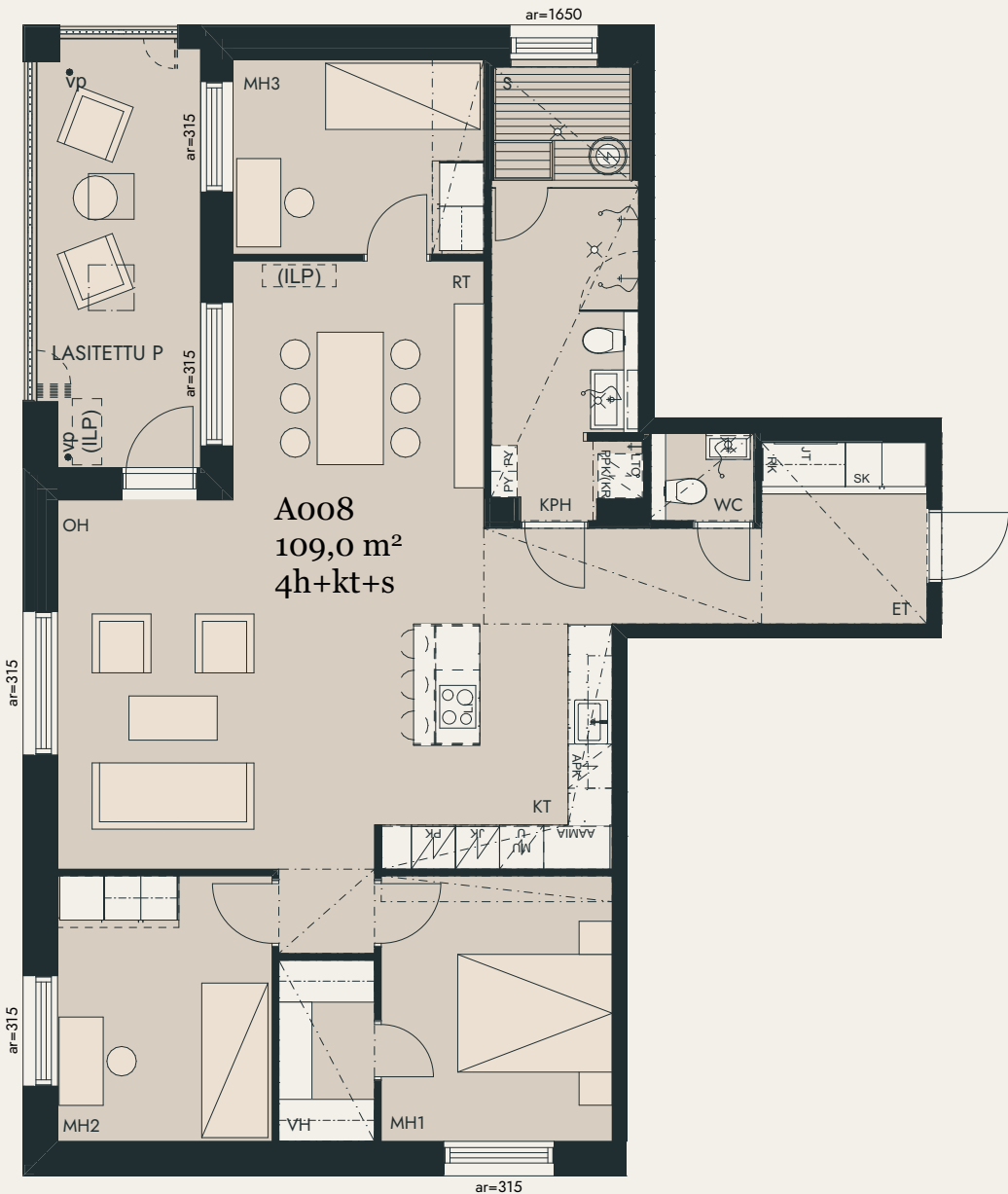
109.0 m²
4 rooms + kitchen + sauna

- A 3 1st floor
- A 8 2nd floor
- A 13 3rd floor



Apartment A3 balcony.

Parvekkeen hätäpoistumisluukun sijainti vaihtelee kerroksittain.

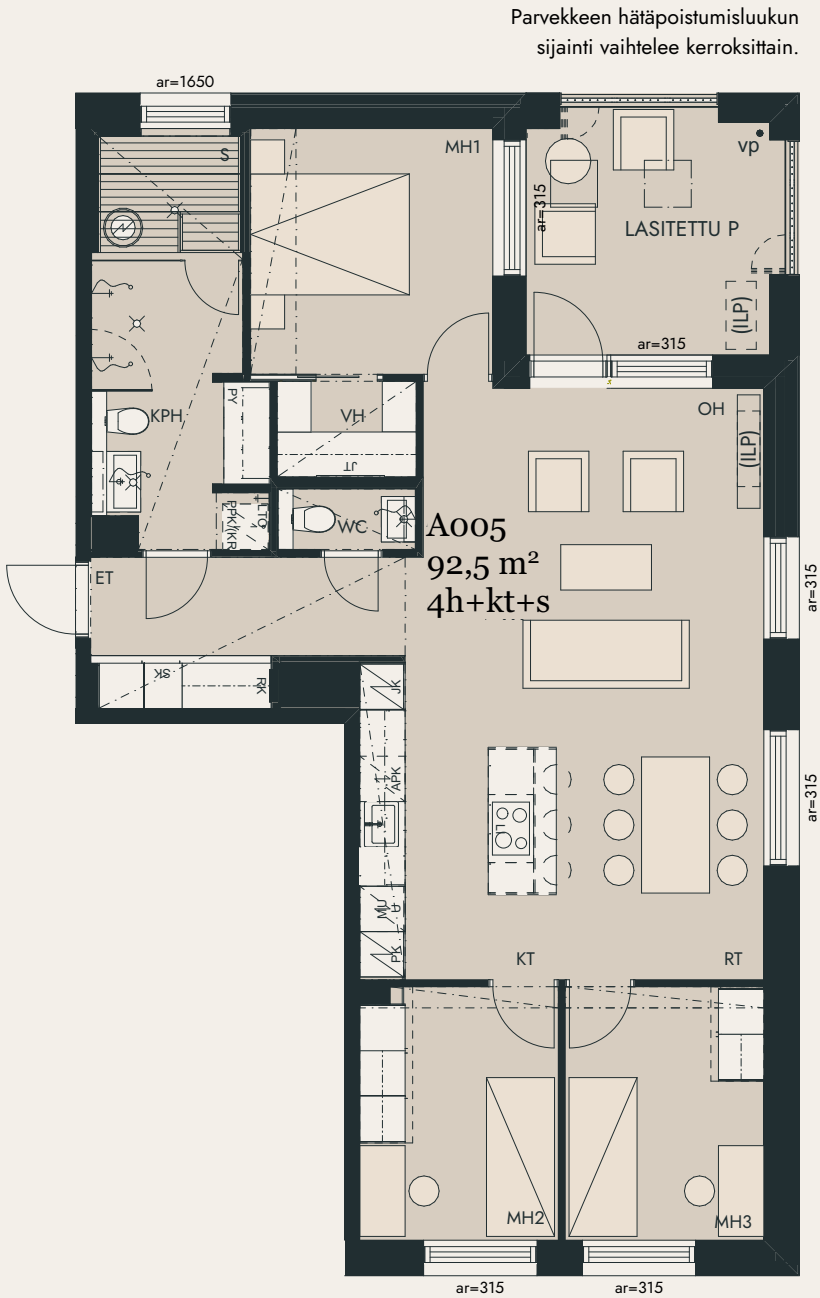
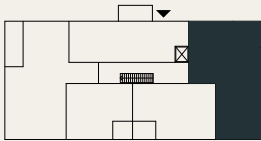


The spacious apartment at the end of the building affords views to three directions. The kitchen, dining area, and living spaces have their own carefully considered place. The functionality of the high-quality kitchen is enhanced by a breakfast cabinet and an island with a stove and provision for a wine cooler. A glazed balcony naturally extends the living spaces outdoors. A walk-in closet in connection with the master bedroom ensures ample storage space. The sauna and washrooms are comfortably spacious, and the apartment also has a separate toilet.



92.5 m² 4 rooms + kitchen + sauna

- A 5 2nd floor
- A 10 3rd floor
- A 15 4th floor



The apartment at the end of the building has windows that reach almost to the floor, maximizing the sense of light and space. The kitchen and dining area form a natural entity, further complemented by a practical island. The master bedroom has a walk-in closet. The stylish sauna and washing facilities have been allocated ample space, and the home also has a practical separate toilet. In the fourth-floor apartment, the 3-meter ceiling height offers an added sense of spaciousness and enables ample storage space.



92.5 m²
4 rooms + kitchen + sauna

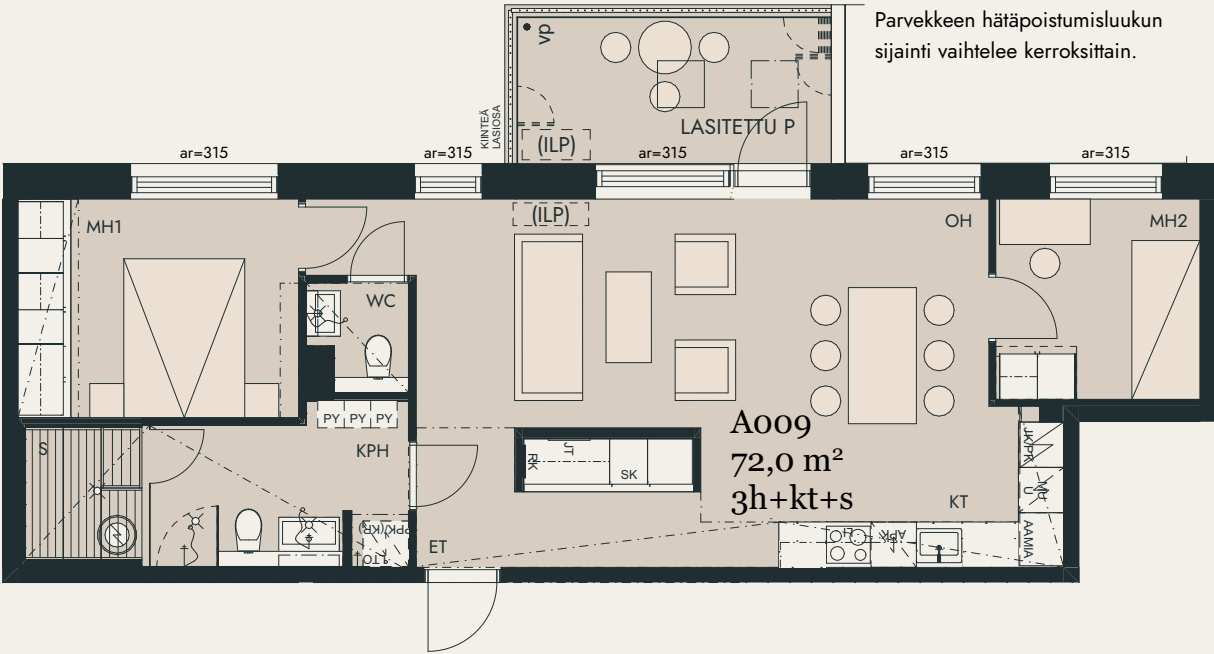
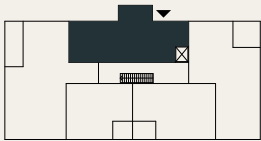
A 5, 2nd floor
Indicative visualization

*The master bedroom has a
walk-in closet.*



72.0 m²
3 rooms + kitchen + sauna

- A 9 2nd floor
- A 14 3rd floor
- A 18 4th floor



The meticulously designed layout of this home ensures that all functions have a designated space. The bedrooms are located on different sides of the home to guarantee a good night's sleep. In the kitchen, everything that is needed to prepare breakfast is ready for use in the breakfast cabinet. The sunny west-facing balcony extends the living areas. The sauna and washing facilities form a stylistically cohesive, tranquil space for relaxation. In the top-floor apartment, the higher ceiling gives the home an added sense of space.



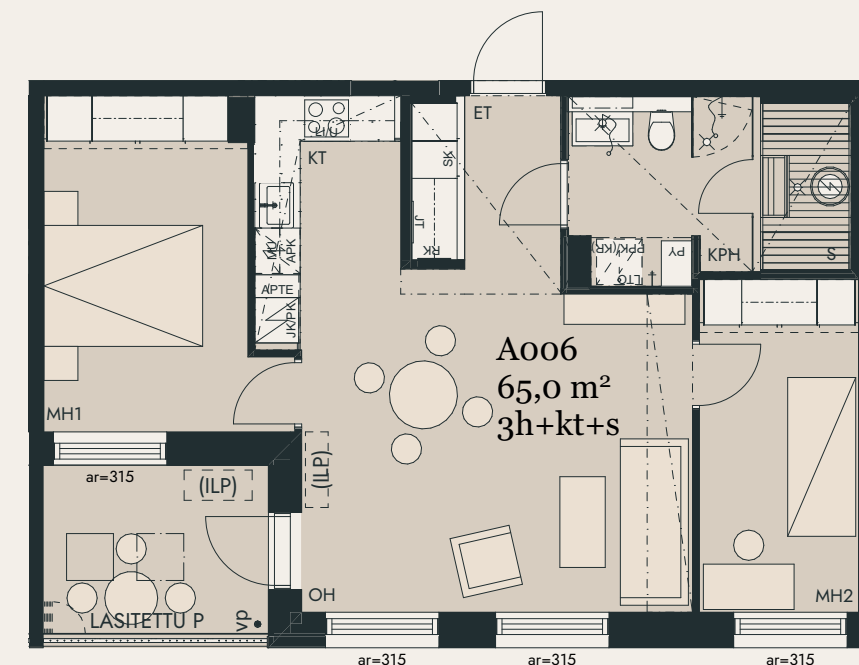
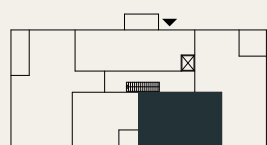


Indicative visualization of apartment A1

65.0 m² 3 rooms + kitchen + sauna

A 1	1st floor
A 6	2nd floor
A 11	3rd floor
A 16	4th floor

The peaceful atmosphere of the spacious three-room apartment is created by its clean-lined layout. The kitchen is slightly separated from the living area, and bedrooms are located on opposite sides of the home to guarantee a good night's sleep to everyone. The home's elegant sauna department makes an inviting space for relaxation. In the top-floor apartment, the higher ceiling gives the home an added sense of space and allows for extra storage.



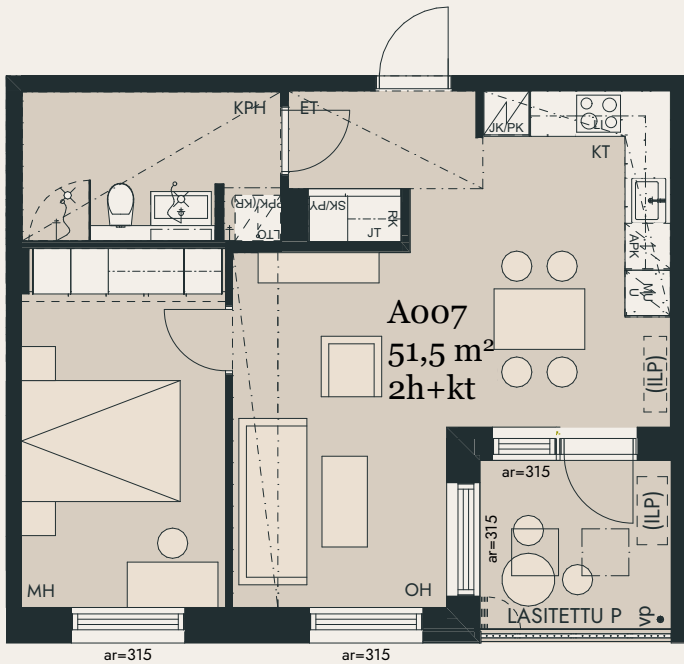
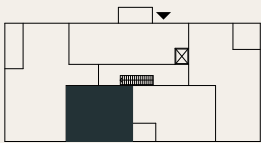
Parvekkeen hätäpoistumisluukun sijainti vaihtelee kerroksittain.

1:100 5 m



51.5 m²
2 rooms + kitchen

- A 2 1st floor
- A 7 2nd floor
- A 12 3rd floor



Parvekkeen hätäpoistumisluukun sijainti vaihtelee kerroksittain.



The two-room apartment is made extra spacious by a balcony door that reaches almost all the way to the ceiling. Wall-to-wall cabinets create a calm atmosphere in the bedroom, which also has space for a quiet workstation or hobby area. The stylishly harmonious design continues in the kitchen, where appliances are integrated into the cabinets and the quartz countertop extends up the backsplash.



Indicative visualization of apartment A4

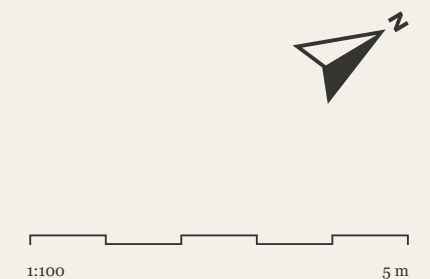
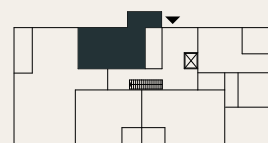


42.0 m² 2 rooms + kitchen

A 4

1st floor

The first-floor one-bedroom apartment extends to a glazed balcony and its own exceptionally large residential yard. The sliding door and wall-to-wall cabinets give the bedroom a calm atmosphere that is conducive to rest. The living areas retain their harmonious appearance when the kitchen is placed slightly apart and high-quality household appliances are integrated into the cabinets.





Healthy living.

The building offers excellent opportunities for fitness and recovery. The compact fitness area exudes the sophisticated air of hotel fitness centers, where a neutral color scheme and warm wooden elements create a calm environment for exercise. The full rubber flooring in the strength training area and the wall-to-wall mirrors have been chosen to support even more goal-oriented workouts.



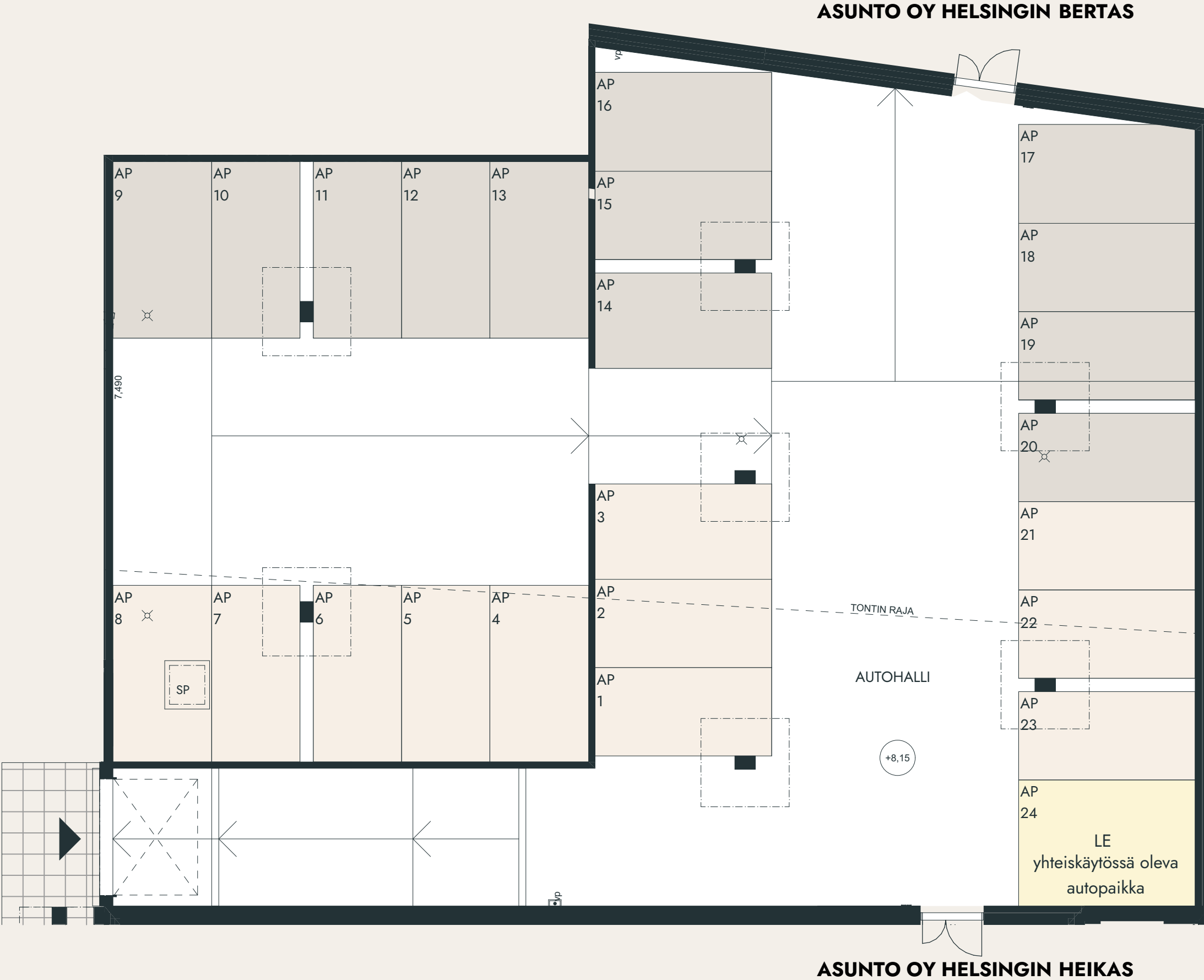
Shared facilities

The shared spaces of Helsingin Heikas are characterized by comfort and meticulously designed details.

- A private, well-equipped fitness room provides facilities for exercise and well-being at home.
- For clothes care, the building has a laundry and two drying rooms on the first floor.
- Maintenance of bikes and other recreational equipment is possible in the dedicated maintenance room and at the wash point.
- Residents will also have access to spacious storage facilities for outdoor equipment and prams, in addition to apartment-specific storage rooms for personal belongings. When necessary, residents can purchase additional space for their belongings or for storing bicycles.

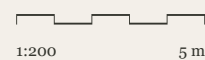
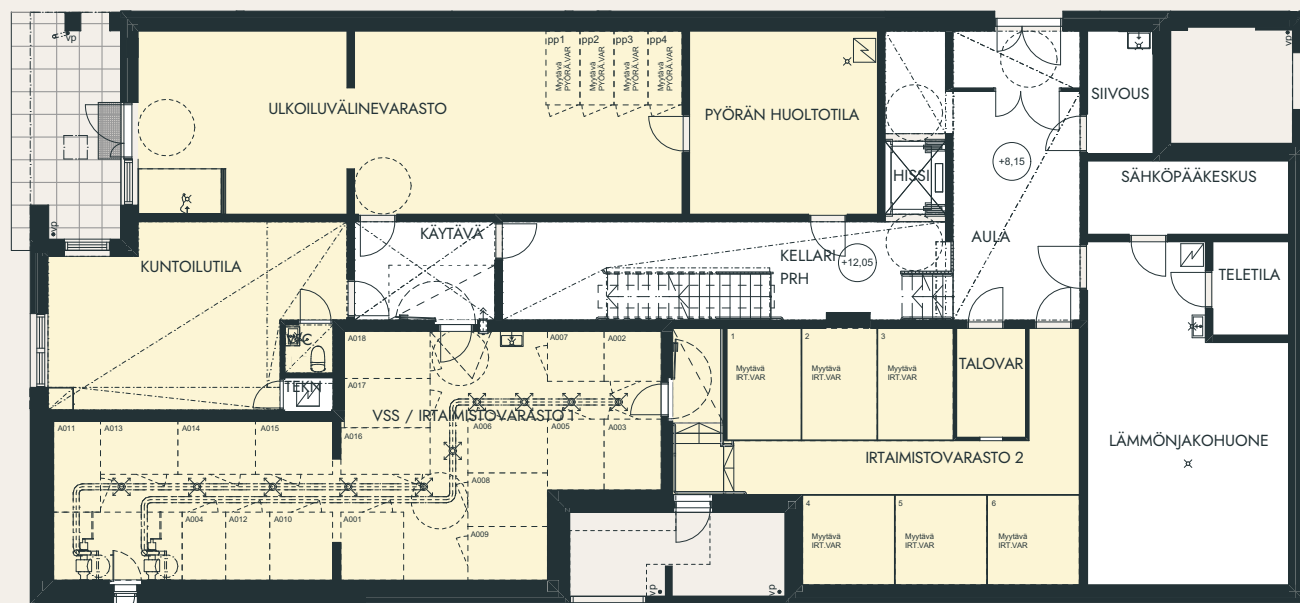
Garage spaces

- Asunto Oy Helsingin Heikas
- Asunto Oy Helsingin Bertas
- Accessible parking space



-  Shared facilities
-  2 rooms
-  3 rooms
-  4 rooms +

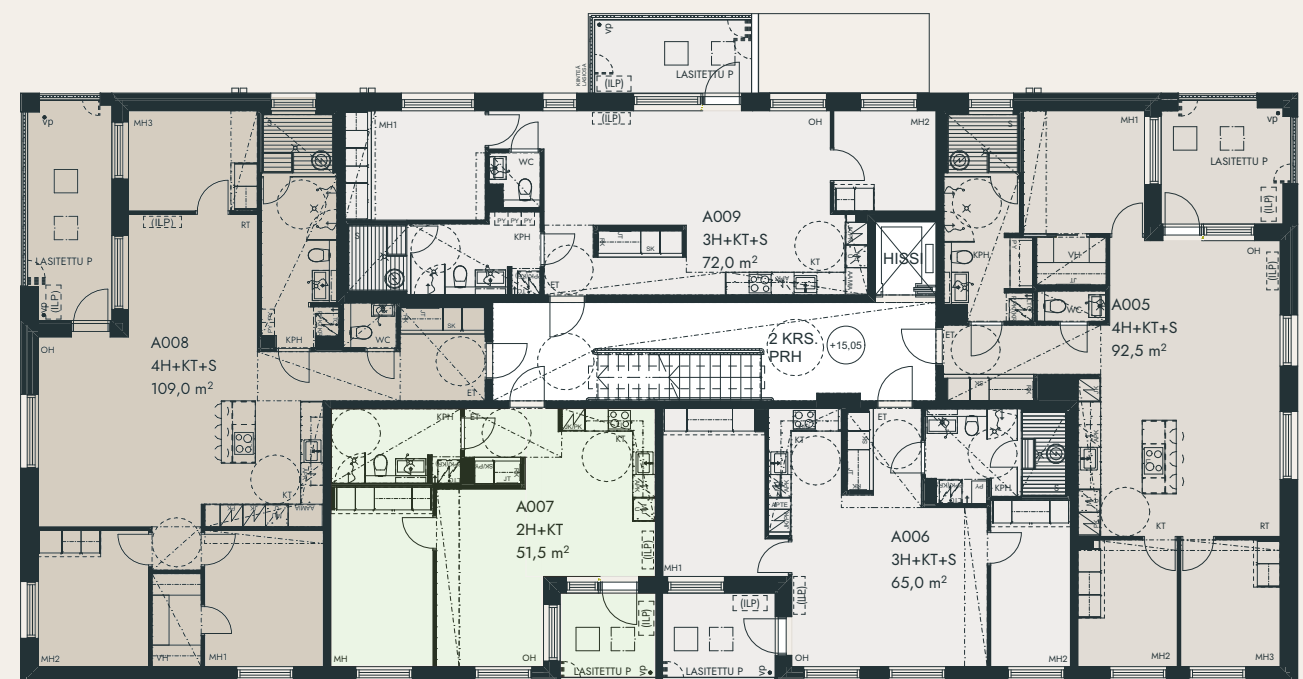
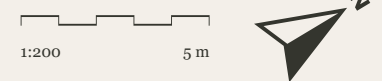
Basement floor



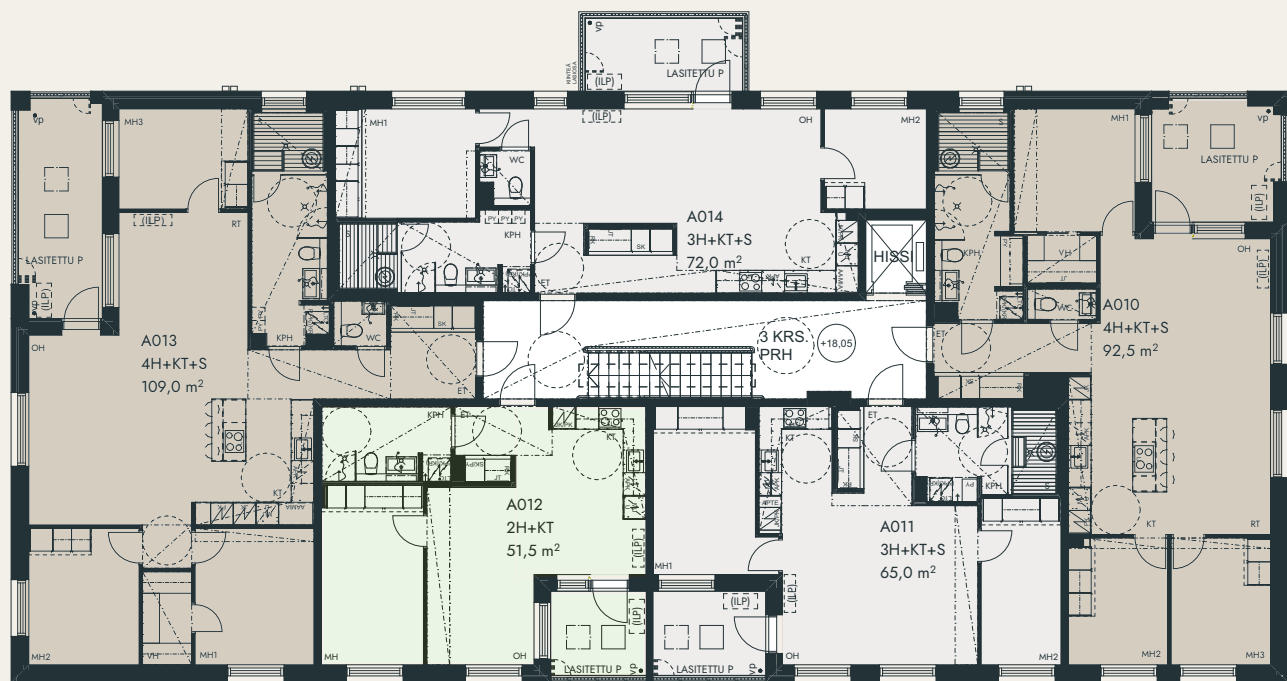
1st floor



2nd floor



3rd floor



ROOM LETTER ABBREVIATIONS

ET	Hallway
KT	Kitchen
MH	Bedroom
OH	Living room
VH	Walk-in closet
S	Sauna
WC	Separate toilet
KPH	Bathroom
KHH	Utility room
TH	Office

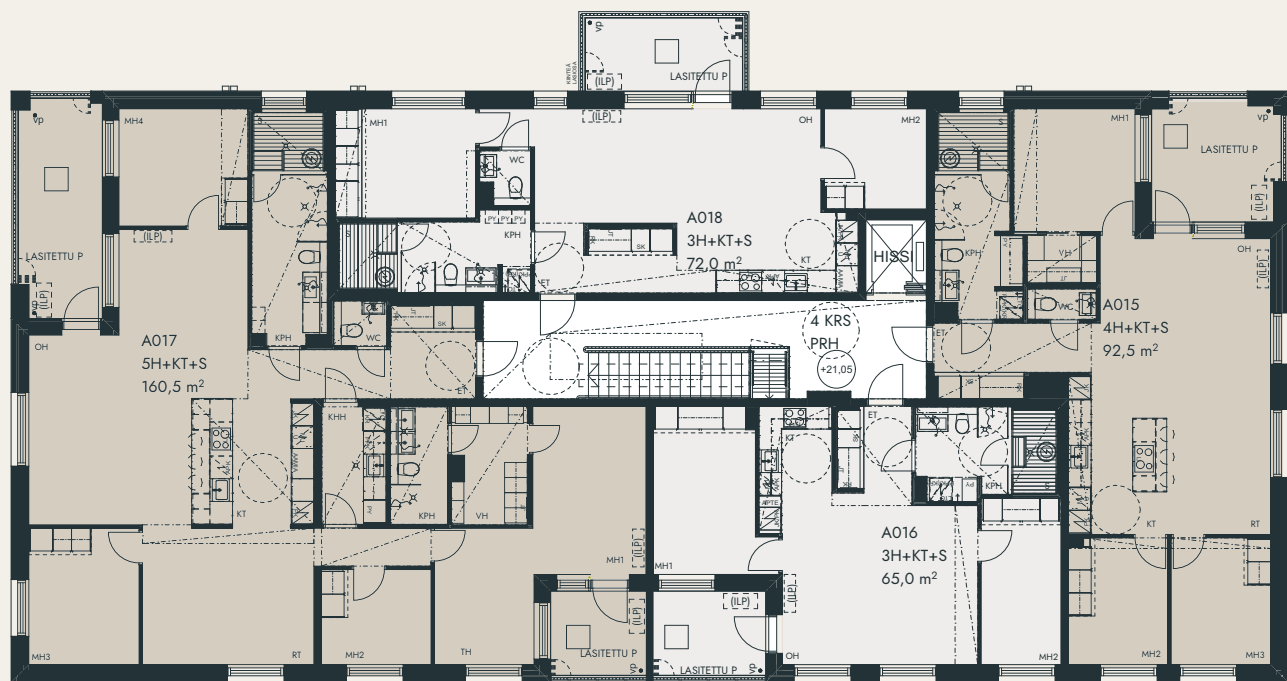
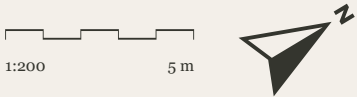
HOUSEHOLD APPLIANCES AND
FIXED FURNITURE LETTER ABBREVIATIONS

PY	Laundry cabinet
SK	Cleaning closet
PPK / KR	Washing machine-/ Tumble dryer reservation
APK	Dishwasher
JK	Fridge
PK	Freezer
LI	Hob
MU	Microwave oven
RK	Distribution board
JT	Manifold
LTO	Heat recovery system
ILP	Air source heat pump

LEGENDS

	Oven
	Hob
	Fridge
	Freezer
	Fridge-freezer
	Microwave oven
	Dishwasher
	Sink
	Breakfast cabinet
	Medicine cabinet
	Washing machine-/Tumble dryer reservation
	Sauna stove
	Shower
	Wall-mounted WC seat
	Pivoted shower screen
	Heat recovery system
	Air source heat pump
	Cleaning cupboard
	Laundry cabinet
	Cupboard with shelves/open shelf
	Wardrobe with a rail/coat rack
	Distribution board/manifold
	Door
	Sliding door

4th floor



Facade images



NORTHEAST TO ISOKAARI



SOUTHWEST



NORTHWEST



SOUTHEAST

FAÇADE MATERIALS:

- 1. PLASTER MUTED OCHRE
- 2. BRICK MASONRY
- 3. GLAZED BALCONY, PICKET RAILING
- 4. BALCONY BACK WALL, FASCIA, PILLARS AND ENTRANCE SHELTER
- PLASTERED SURFACE, MUTED OCHRE

- 5. TILE ROOF
- 6. CONCRETE PLINTH
- 7. WINDOWS, DOORS SILVER GRAY
- 8a. METAL LOUVRE, SILVER GRAY
- 8b. METAL LOUVRE IN FACADE COLOR
- 9. METAL GRATING, SILVER GRAY

Building specification

April 16, 2026

Housing company

Asunto Oy Helsingin Heikas is located in Lauttasaari, Helsinki. The address is Isokaari 26, 00200 Helsinki. The housing company is an apartment building with a single staircase and four residential floors plus a basement. The common areas are located in the basement and on the 1st floor. The parking spaces are located in the adjacent one-story garage beneath the deck yard. Access to the garage is through the basement of the stairwell.

The company owns the residential building plot no. 31089/9

The joint arrangement contract between plots 31089/9 and 31089/10 includes yard areas, walkways, shared premises, and waste management.

Structures and facades

The residential buildings have a concrete frame. The garage and residential building is founded on the rock using a crushed-stone drainage layer. The foundation slabs are ground-based reinforced concrete slabs. The intermediate and roofing structures are mainly made of cast-in-place, reinforced concrete slabs. The apartment building has a pitched roof covered with roof tiles.

The exterior walls of the building are mainly clad with masonry built on site, with plastered surfaces. The back walls of the balconies are made of surface-plastered sandwich elements. The surfaces of the balcony pillars are plastered and partially clad with bricks and plastering.

The roof structure of the garage is made of a post-tensioned cast-in-place reinforced concrete slab.

Balconies and apartment-specific yards

The balcony floors are precast concrete elements covered with a loose balcony mat. The balconies are glazed. The balconies have a picket railing and a full-height balcony glazing that can be opened. The

balcony has free ventilation, and the glazing does not completely block the entrance of wind, water and snow to the balcony. In addition to the glazed balcony, the ground-floor apartment has a ground-level terrace with impregnated wood decking. The balconies have emergency escape hatches.

Windows and doors

The windows are triple-glazed wooden windows that open inwards. The outermost frame and outside frame surface have been made out of baked enamel aluminum to ensure durability. The balcony doors are wooden doors with a window, and their exterior is clad with baked enamel aluminum, like the windows. Apartment windows and balcony doors will be equipped with matt white blinds. The blinds on the balcony doors are surface mounted. The apartment entrance doors are single-leaf, fire-rated wooden doors.

Apartment interiors

See the options in the YIT Home’s material choices form.

Partition walls

The partition walls that frame the apartments are 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. The sheet structure of bathroom walls are reinforced where necessary according to a separate plan.

Internal doors

The internal doors are white, factory-painted solid-core flush/sliding doors according to the floor plan. The front wall of the steam room is a glass wall with a glass door.

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 area between the kitchen countertop and the top cabinet is partly a levelled and painted surface, with the bottom part covered by the countertop material.

The bathroom, sauna, toilet and utility room walls use ceramic tiles. The sauna walls are paneled.

Ceilings

The ceilings in the living areas are mainly painted. The sauna and washroom ceilings are paneled. The ceilings of toilets and utility rooms are leveled and painted.

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 kitchens have quartz or ceramic countertops and sinks attached to the countertop from the bottom are made of stainless steel or silgranit composite stone.

Appliances and equipment

Household appliances in the apartments vary according to furnishing charts. The kitchens are equipped with a built-in oven, induction hob, an integrated dishwasher, a fridge-freezer, and a microwave oven. Some apartments have an integrated refrigerator and freezer, or a provision for an undercounter refrigeration unit. The bathrooms or utility facilities have connections and space for a washing machine and dryer.

Ventilation, heating and water

The apartments have electronic, apartment-specific heat recovery ventilation systems that have been connected to the property’s electrical network. The efficiency of ventilation in the apartment is automatically adjusted based on the indoor humidity and can also be adjusted from a separate button. During cooking, ventilation is automatically turned up when the extractor hood is used.

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

The apartments have hydronic underfloor heating and cooling controlled by thermostats, which is connected to the geothermal heat network. During the heating season, the supply air is heated in apartment-specific air supply units with electricity. The tiled floor of the bathroom and the separate toilet is fitted with electric underfloor heating, connected to the housing company’s electricity system. In addition, the apartments have a provision for an air heat pump.

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 door has a video intercom system on the courtyard side, and all exterior doors have a PIN reader. Most of the common areas of the housing company are equipped with electronic locks. Residents can unlock the premises using an electronic identifier, a personal PIN code, or a mobile app. All electronic identifiers can be easily deactivated and renewed if they are lost or stolen, for example. The stairwells have an electronic stairwell screen.

The sauna facilities, club room, laundry machines, and drying rooms belonging to the housing company can be booked via the resident portal on a separate reservation website. Residents can enter these facilities using their personal identifier or PIN during the time slot they reserved.

The company has an indefinite-term contract regarding remote 24/7 monitoring that produces real-time information on the functionality of technical systems. Alerts and fault reports are sent to the control room, where a specialist analyses them and takes the necessary measures. The control room regularly submits reports about system functionality to the property manager.

Remote monitoring improves system functionality, prevents problems and speeds up repairs.

Shared courtyards, communal areas, and parking spaces

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

Residents have access to a laundry, drying rooms, and a fitness room in the basement. The clubroom, work room, and sauna facilities located in the premises of the neighboring company Asunto Oy Helsingin Bertas are also available to Heikas residents. YIT has purchased, at its own expense, loose furniture for the housing company's shared areas. The maintenance, upkeep, and replacement of the furniture are the responsibility of Asunto Oy Helsingin Heikas and Asunto Oy Helsingin Bertas.

The waste room is located on the 1st floor of Heikas.

The company's 12 parking spaces are located in the parking garage under the deck yard. The garage is unheated and the parking spaces are equipped with heating sockets. The building has an internal connection to the garage. The parking spaces are sold as shares, with the exception of one parking space for people with reduced mobility, which will remain under the control of the housing company. The parking spaces for plot 31089/9 can be accessed via plot 31089/7. When driving in, the garage door can be opened with an electronic identifier or a mobile app. When driving out, the door opens automatically when the vehicle drives over the sensor cables in the concrete slab in front of the door. The garage is equipped with charging infrastructure for electric cars. Charging equipment for electric cars must be purchased separately.

Rights, obligations, and arrangements under the joint arrangement contract

A joint arrangement contract has been concluded between plots 31089/9 and 31089/10 concerning arrangements within the block. The yard areas of plots 31089/9 and 31089/10 are in shared use, with the exception of separate apartment-specific yards delimited by a fence.

Smoking is prohibited in premises under the control of the housing company or in shared premises or apartments under the control of shareholders or in premises related to apartments.

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.

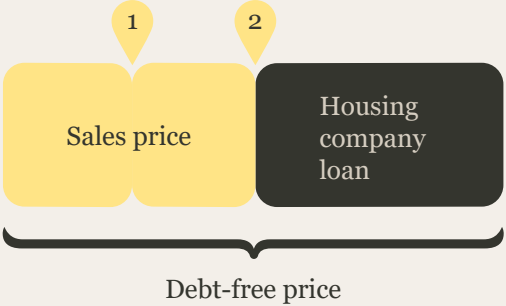
The brochure's 3D images are an artist's view of the property and do not necessarily reflect the actual property in every detail.

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.

The key facts about your home's financing

Pay only 20% initially

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



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

Housing company loan brings flexibility to living

You can become a homeowner by paying only the sale price of the apartment. The remainder of the debt-free price is paid to the housing company monthly as a capital charge. You can also pay the housing company loan share either in full or in installments when the apartment is completed or later. A housing company loan is suitable for those who do not want to commit to a personal bank loan. The housing company loan may have a repayment-free period of up to 12 months after the property is completed, during which you pay only interest. The apartment can be sold more easily if it is subject to a housing company loan.

Read more yit.fi/en/housing-loan

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. yitplus.com

Choose your home's interior design

In YIT Plus Studio, you can sample and choose the surface 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/yit-plus-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 neighbors 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).

Support in everyday life from the service market

To make the lives of YIT Home residents even easier, we gathered all services that help with everyday living in one place: the YIT Plus service market. The service market helps you quickly and easily find what you need. Read more (in Finnish): yit.fi/palvelutori

YIT Home owners are the most satisfied in Finland

According to the recent Uudisasuntorakentaminen 2026 (Construction of new residential units) survey, buyers of YIT homes are the most satisfied. In particular, the quality of YIT's service, the flawlessness of homes and material choices received higher scores from customers this year. Thank you for your trust – customer feedback is an important tool for us in the continuous development of homes and services. Read more (in Finnish): yit.fi/yit-kodin-edut

How to buy a new Formia home

Advance bookings and reservations – it pays to be on time

You can easily reserve an apartment from a project currently in advance marketing or under construction either online or by phone. In both cases, we will send you a reservation confirmation via e-mail. An advance reservation is not binding and you can cancel the reservation without any necessary explanation. Please note that the apartment plans and prices in advance marketing are preliminary and may change before the start of the sale. When you reserve an apartment in a housing company under construction, we will finalize the purchase shortly after your reservation.

When you start dreaming of a new home, join Kotipiiri. Then, you will be among the first to know when you can start reserving homes that you are interested in. This way, you will also have a wider selection of apartments to choose from.

Buying an apartment – toward your dream home

Get to know the deed of sale and your apartment's documents in detail. The apartment sale can be concluded once the security documents have been delivered to the bank. The security documents include the housing company's economic plan, articles of association, and the method of construction description. The deed of sale will be signed at YIT Homes Sales Office or electronically.

In connection with closing the sale, you will receive login credentials for the YIT Plus service. The service includes all the important information of your new apartment, such as completion phases, information about interior design selections, appliance manuals, and the service market. After signing the deed of sale, you will

receive a YIT Plus confirmation message via e-mail and then you can register for the service. Read more about YIT Plus and the service market: yit.fi/plus

Thanks to our customer-friendly payment terms, you only pay 20% of the apartment's debt-free price when closing the deal if you buy the apartment already during the construction phase. You will pay the rest of the purchase price only closer to the completion of your apartment. This way, you have time to sell your old apartment while we are building your new YIT Home. Read more about financial solutions and housing company loans: yit.fi/en/financing

Interior design and unique choices – a home to your liking

When you buy a new YIT Home before the order date of the interior design materials, you can select the interior design from three themes planned by an interior architect. These materials are included in the apartment's price. Choose one theme for your home or combine options to suit your taste. The housing company-specific material selection will be presented to you at YIT Homes Sales. You can select your apartment's interior design materials when signing the deed of sale or later in the YIT Plus service as the construction progresses. We will remind you of the material selection schedules via e-mail and you can also find messages on YIT Plus.

By acquiring the apartment in good time, you can influence the space solutions of your new home, have remodeling work done at an additional price, or make unique interior design choices according to your individual needs and wishes. Let's make your home dreams come true together! Read more about interior design choices and alteration work available for a separate fee: yit.fi/en/formia.

Buyers' meeting

Once a quarter of the housing company's apartments have been sold, we'll invite you and the other buyers to a meeting. In the buyers' meeting, you will be informed of the progress of the construction and meet your future neighbors. In the meeting, buyers can select construction observers and auditors as their representatives.

Site visit or the first visit to your new home

We will invite you to explore your new home building and apartment during their construction phase. You will see with your own eyes how your new home is coming together. In some buildings, at this point, you will also be able to visit a model apartment that is built further than your own home.

Inspection and the home-owner's instructions of your new apartment

We will invite you to inspect your YIT Home well before moving in. You will get a form where you can fill in all the possible defects. We will do our best to fix them before you move into your new home.

We will guide you to use your new home either during the inspection of the apartment or in a separate meeting. The guidance includes instructions about using and adjusting the equipment in your home, among other things. We will send an invitation for the guidance and inspection of your home by email.

Moving in and preparation

About six weeks before the apartment's construction is completed, you'll receive a letter about moving where we confirm the completion date and provide information on the schedule for the remaining instalments. As a resident of YIT Home, you can order moving services at a discounted price from the YIT Plus service market. Start packing on time and make your move easy

and effortless with professional tips. Don't forget to check the Mover's Checklist that will help you take care of all the things related to moving on time. Learn more about the moving service: yit.fi/muutto

You'll receive your keys on the moving day once you have paid the purchase price and any alteration work you have ordered. At the same time, the ownership of the shares of your new home will be transferred to you. We will also give you a folder about your home that includes all the necessary information about your housing company and your apartment. You can also browse the folder online in the YIT Plus home portal.

Shareholders' meeting - administration transferred from the developer to the shareholders

The shareholders' meeting is arranged about three months after the construction has been completed. The meeting is also called a handover meeting because the administration of the housing company is transferred from the developer to the shareholders who have purchased the apartments.

In the shareholders' meeting, a board will be selected for the housing company and an accounting statement will be presented, among other things. In addition, you will be provided with important information regarding the housing company and living in it.

One-year inspection

A one-year inspection of the apartment is performed after about 12–15 months after its completion. With the inspection invitation, you'll receive a form along where you can fill in any defects you may have detected in your apartment. They are fixed after the one-year inspection. When you buy a YIT Home, you receive a 10-year guarantee that the construction work has been performed according to good construction practices.



Lauttasaari – embraced by parks and the sea, next to services and the metro

Lauttasaari is a traditional residential area where people come to stay and many of those who move to Saari – as the locals like to call the area – quickly put down roots there. It is no surprise that many families have lived in Lauttasaari for three generations.

Old Lauttasaari is a spaciouly built, park-like area where most of the houses date from the 1930s–1950s. New buildings with modern apartments that blend in seamlessly with the milieu are in demand among home buyers. Heikas will meet this demand.

Asunto Oy Helsingin Heikas is ideally situated on Isokaari, which exudes the idyllic atmosphere of old Lauttasaari—just a stone’s throw from the sea and the scenic coastal route around the island.

Public transportation connections and services in the area are so good that owning a car may not even be necessary. Nearby buses and the metro allow quick access to the center of Helsinki and Espoo. Lauttasaari’s shopping center, Lauttis, is within a short walking distance, as are a daycare center, primary and secondary schools, high school, diverse outdoor sports facilities, and a swimming pool.



Indicative visualization

formia

YIT

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