ADVANCE MARKETING

LAUTTASAARI

Asunto Oy Helsingin

KAJO



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YIT

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YIT Formia

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Asunto Oy Helsingin Kajo

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Homes where high-quality construction 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-quality construction meets Finnish design.

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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

Details are as important as the overall design.

Details of YIT Formia homes are designed to fit seamlessly into the whole. The harmonious style of the apartment creates a balanced atmosphere. Thoughtfully selected surface materials and meticulously finished details are an integral part of the harmonious home, complemented by carefully considered lighting.

2

The rooms are large and have lots of natural light.

The YIT Formia homes are characterized by airiness, created by the spacious design of the home. Starting from the hallway, the apartment opens up toward light. Clean lines and uniform wall surfaces give the home a calm appearance. Spacious rooms and large windows provide space not only for living, but for all life.

3

The kitchen is placed in a separate area.

The kitchens in YIT Formia homes are integrated seamlessly into the apartment, yet are positioned slightly apart in their own quiet, elegant space. The clean lines of the cabinets, quartz or ceramic countertops, carefully selected furniture, and integrated Miele appliances make the kitchen both functional and beautiful.

4

The bathroom is functional and aesthetically pleasing.

The bathroom facilities in the YIT Formia home evoke an elegant spa atmosphere, enhanced by indirect lighting. The walls and floor are equipped with porcelain tiles, known for their beauty. The understated design of the fixtures and faucets, along with the wall-mounted toilet, give the space a clean-lined appearance. Heat-treated aspen in the ceiling brings softer tones to the design.

formia YIT

High-quality architecture takes into account the surrounding nature, buildings, and people.

Such buildings invite you to forge an emotional bond – you fall in love with them.

Indicative visualization from the courtyard side.



ARCHITECT'S VIEW

Kajo complements the architectural environment in Vattuniemi with a modern touch

The starting point for Helsingin Kajo's design was to create architecture for Lauttasaari that both draws inspiration from the historically valuable functionalist-era buildings in Vattuniemi and brings something new to the area's cityscape. In the building's architecture, we have focused on carefully refined details and clear, elegant lines. The building is elegant with a light color palette and subtle variations in brickwork for additional interest.

As the company's name, which means a glow of light, suggests, light is one of the building's most essential themes. Whether it is natural light in the spacious apartments or the highlighting of building facades and yard routes and plantings with carefully considered lighting solutions.

In the design of the interior spaces, special attention has been paid to coziness and the creation of a harmonious entity. The beautifully decorated shared facilities available to residents bring a touch of luxury to everyday life. The maritime Lauttasaari and high-quality architecture make Helsingin Kajo a unique place to live!

Fanni Schildt, Senior Architect
Site's principal architectural designer

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.

General indicative visualization of the interior design theme of YIT Formia homes.

A kitchen with good taste.

In the YIT Formia homes' kitchens, 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 tot he 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.

General indicative visualization of the interior design theme of YIT Formia homes.

General indicative visualization of the interior design theme of YIT Formia homes.

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 porcelain 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.

In a class of its own.

Asunto Oy Helsingin Kajo will stand on its own plot in Lauttasaari's Vattuniemi, where sea views meet modern urban life. The elegant building with its light color scheme draws inspiration from the area's functionalist architecture and gives it a modern twist. Kajo is a new interpretation of luxurious Lauttasaari living – timeless, refined, and in a class of its own.

Light and tranquil atmosphere

Spacious rooms, clear lines, and abundant natural light create a sense of spaciousness and tranquility in Kajo's homes. From large windows, light pours into the interior spaces, accentuating the sophisticated architecture. In homes on the second and top floor, the ceiling height rises to three meters. Modern building technology integrates naturally into the spaces, leaving room for the essentials: light, beautiful surfaces, and considered details.

Room to live your own way

The homes offer clearly designated spaces for various functions, well-planned places for furniture, and ample storage space. The windows are large, reaching almost to the floor. Living areas continue through wide sliding glass doors to spacious glazed balconies - some homes even have two balconies. Underfloor heating frees up wall space by eliminating radiators, offering greater freedom in interior design. In summer, underfloor cooling brings added comfort.



Polished details

The materials selected for Kajo combine quality, timelessness, and the sophisticated look of natural surfaces. In the kitchens designed by Puustelli, quartz or ceramic countertops, integrated Miele household appliances, and wooden cabinet surfaces form a coherent, well-considered whole. Most kitchens also have a breakfast cabinet. The saunas and washrooms evoke an elegant spa atmosphere, which is enhanced by indirect lighting. In larger apartments, separate utility rooms and walk-in wardrobes make it easier to keep the home in order.

Wellness and shared moments

The same thoughtful design and high-quality finish that characterizes Kajo's homes continues in the shared facilities. Residents have access to a well-equipped exercise area and a comfortable sauna department. The spacious and elegantly decorated lounge on the first floor can be used for both family parties and meetings. The shared facilities also include a laundry, a drying room, and a bike maintenance point. Parking spaces are located under a lush garden deck in a garage with direct elevator access to residential floors.

Sustainable choices

The energy class A building and domestic water are heated with low-emission geothermal heat. Sustainability is also reflected in the choice of construction site, as Helsingin Kajo is built as a part of the lush and pleasant Lauttasaari on a plot where a commercial property is demolished.

Indicative visualization of apartment A6, 86.0 m², 3 rooms, kitchen and sauna

Asunto Oy Helsingin Kajo

Address

Itälahdenkatu 22b, 00210 Helsinki

Number of floors

Shared facilities on street level and 7 residential floors.

Ownership of the plot

The property is located in Lauttasaari, Helsinki. The company owns the residential building plot no. 91-31-118-20 designated share 3900/13,350 floor-m².

Heating type

Kajo is an energy class A building where homes and water are heated by low-emission geothermal heat.

Apartment sizes

55.5–122.5 m²

Apartment distribution

2 rooms+kitchen+sauna	55.5–65.5 m²	10 pcs
3 rooms+kitchen+sauna	81.0–89.5 m²	19 pcs
4 rooms+kitchen+sauna	103.5–122.5 m²	9 pcs

A total of 38 apartments

Parking

Parking spaces are located in a one-story parking garage under the yard deck, which can be accessed by elevator from the residential floors. There are 28 parking spaces sold in shares in the Kajo housing company. One parking space reserved for people with reduced mobility will remain in the control of the company. Residents who have their own parking space can purchase a charger for electric vehicles for the space.

Shared facilities

- Stylish lounge
- Spacious sauna and lounge area
- Cozy entrance hall
- A well-equipped fitness area
- Laundry room and drying room
- Bicycle maintenance room and wash point
- Outdoor equipment storage
- Stroller storage
- Apartment-specific storage

ENERGY CLASS A RESIDENTIAL BUILDING

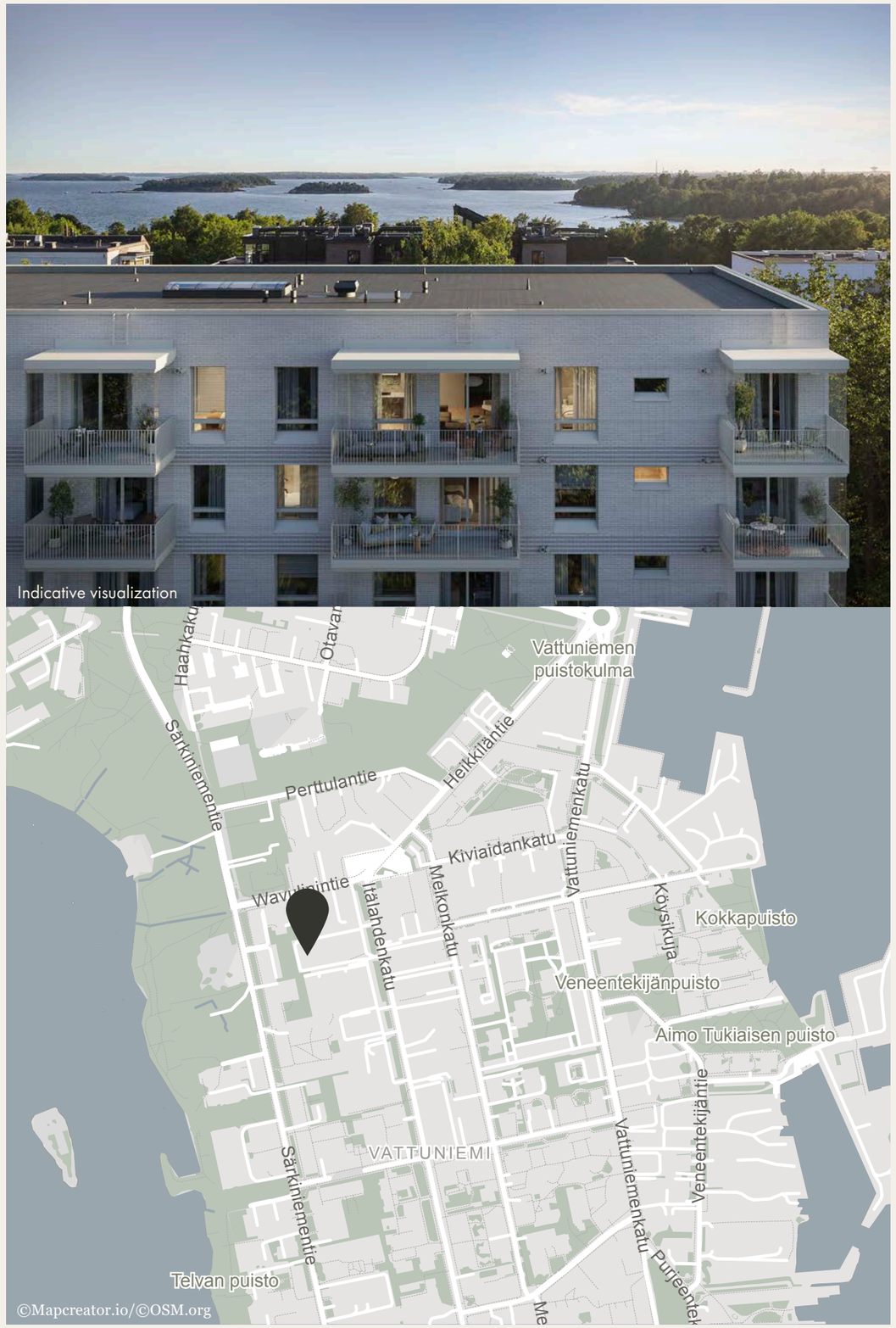
APARTMENT-SPECIFIC MONITORING OF WATER CONSUMPTION

GEOTHERMAL HEATING

ELECTRIC CAR CHARGER CAPACITY

WISER READY-SMART HOME CAPACITY

RECYCLING AT THE HOUSING COMPANY



Everything you want to know about your future housing company

Housing company

Asunto Oy Helsingin Kajo
Itälahdenkatu 22b, 00210 Helsinki

The company is an 8-story apartment building with one staircase and an elevator.

Local detailed plan

The area has an approved local detailed plan. Information on the local detailed plan for the area is available from the City of Helsinki's Urban Environment Division.

Plot

Own plot

City:	Helsinki
City district:	Lauttasaari
Block:	118
Plot:	20

The company owns the residential building plot no. 91-31-118-20 designated share 3900/13,350 floor-m².

Apartments

2 rooms+kitchen+sauna	55.5–65.5 m²	10 pcs
3 rooms+kitchen+sauna	81.0–89.5 m²	19 pcs
4 rooms+kitchen+sauna	103.5–122.5 m²	9 pcs

A total of 38 apartments

Architectural design

Arco Architecture Company Oy

Parking

The parking spaces are located in a one-story parking garage built under the yard deck, which is jointly owned by the three housing companies built on the plot. Kajo's housing company has 28 parking spaces, which are sold as shares. One parking space reserved for people with reduced mobility will remain in the control of the company. The garage is unheated. Residential floors will have direct access to the garage by lift.

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 as additional work.

Shared and technical spaces

Kajo's first floor houses cozy shared facilities: a fitness room, a sauna department with lounge areas, and a lounge. The lounge areas have direct access to the garden terraces, which offer views of the lush backyard.

The laundry and drying room make day-to-day life that little bit easier. The bicycle maintenance room with water points is located in the outdoor equipment storage. Apartment-specific storage units are available on the first and second floors.

The first floor also houses a waste room and technical facilities.

The shared facilities can be used by residents of both Kajo and the neighboring building, which will be built later. The neighboring buildings may also have some shared facilities.

Yard and surroundings

The yard will be used by all the housing companies that will be built on the plot. Similarly to the plot and the housing companies, the theme for the yard is light. The yard will have a cozy pergola with seating, a garden swing, and a carousel and a sandbox for children. Once the block is completed, the yard will also have a separate yard building housing some of Kajo's bicycle storage spaces.

Energy solution and efficiency

Heating and cooling for Helsingin Kajo is produced with low-emission geothermal energy. Each apartment has a provision for an air source heat pump for cooling, which the customer can purchase as alteration work if desired. Kajo's energy class is A.

Internet connection and cable TV

Kajo's maintenance charge includes a 50 Mbps internet connection and cable TV. Each apartment comes with a Wi-Fi router. You can easily sign up as an Elisa user using the YIT Plus service market.

Safe locking system

A safe and easy-to-use Abloy Easy locking system is in use in Kajo. 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 easily book a sauna for the day that best suits you.

Balconies

All the homes have a balcony, many even two, which can be accessed via large sliding glass doors. The appearance of the balconies is finished with a sleek surface railing and full-height, glazing, which can be opened. The balcony has a light and an electrical outlet, allowing residents to install, for example, a heater on the balcony. All balconies have a provision and a pre-planned place for an air source heat pump ordered as alteration work.

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 in the bathroom and the separate toilet is fitted with electric underfloor heating, connected to the housing company's electricity system.

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.

Wash station in the outdoor equipment storage

The outdoor equipment storage located on the ground floor has a bicycle maintenance station with a water point. It also provides a convenient place to rinse off children's rubber boots or pets' paws before coming home.

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. Located on Kajo's ground floor, the waste room can be reached by elevator from the stairwell or directly from the outside.

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 hall way. 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. 113.5 m², 4 rooms+kitchen+sauna, A 3, 2nd floor.

4 rooms+kitchen+sauna	122.5 m²	1 pc	p. 26
4 rooms+kitchen+sauna	114.5 m²	6 pcs	p. 30
4 rooms+kitchen+sauna	113.5 m²	1 pc	p. 31
4 rooms+kitchen+sauna	103.5 m²	1 pc	p. 32
3 rooms+kitchen+sauna	89.0 m²	7 pcs	p. 34
3 rooms+kitchen+sauna	86.0 m²	6 pcs	p. 36
3 rooms+kitchen+sauna	81.0 m²	6 pcs	p. 38
2 rooms+kitchen	65.5 m²	5 pcs	p. 40
2 rooms+kitchen	55.5 m²	5 pcs	p. 42

122.5 m², 4 rooms+kitchen+sauna

A 34 8th floor

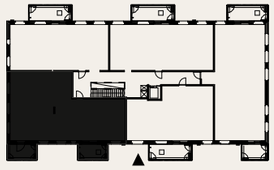
Indicative visualization.



122.5 m²

4 rooms+kitchen+sauna

A 34 8th floor





1:100 5 m


Indicative visualization of apartment A34

Kajo's largest apartment is located on the top floor, where spacious rooms and a three-meter ceiling height create an impressive space. Two balconies extend the living areas to the open air. The kitchen, defined by an island, receives natural light from both the window and the balcony's glass door. In addition to the spacious, well-equipped utility room, the apartment has two bathrooms that make day-to-day lives run more smoothly.The large sauna offers an inviting place to relax and enjoy the gentle heat.

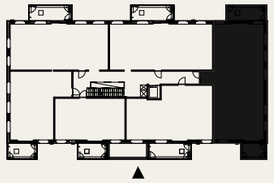
113.5 m², 4 rooms+kitchen+sauna

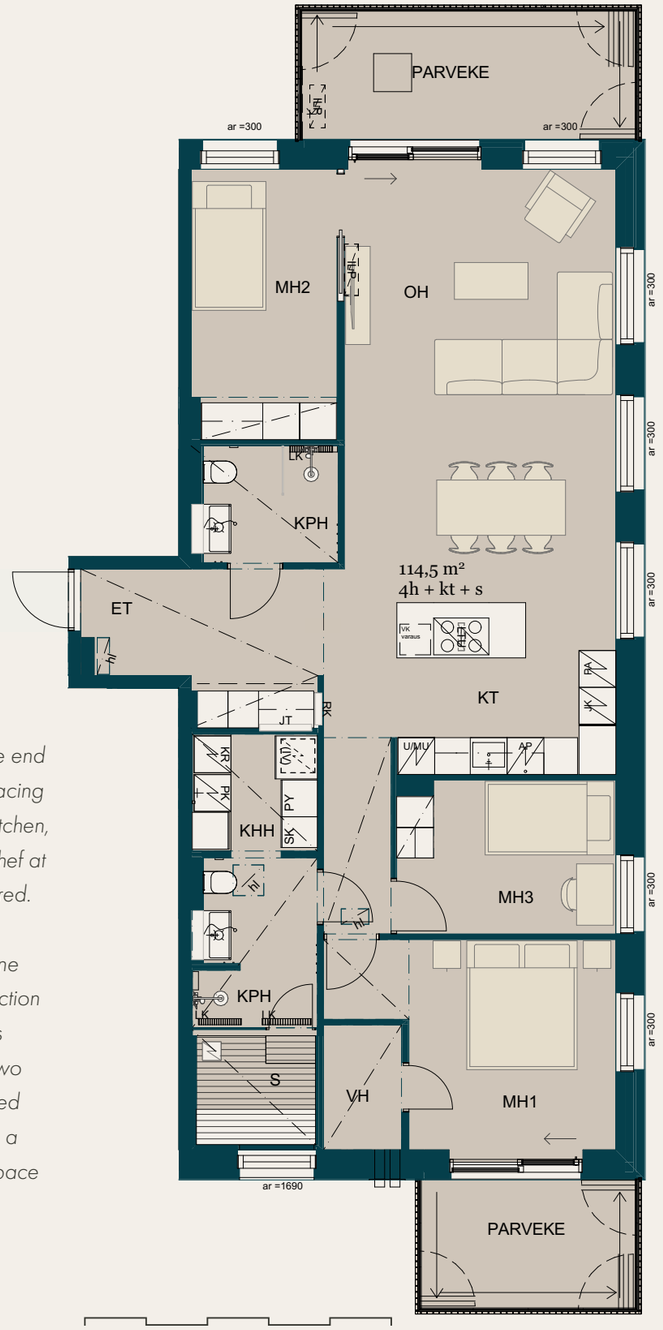
A 3 2nd floor

Indicative visualization.

114.5 m²
4 rooms+kitchen+sauna

A 8 3rd floor
A 14 4th floor
A 20 5th floor
A 26 6th floor
A 32 7th floor
A 37 8th floor

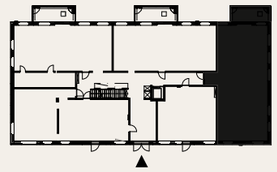


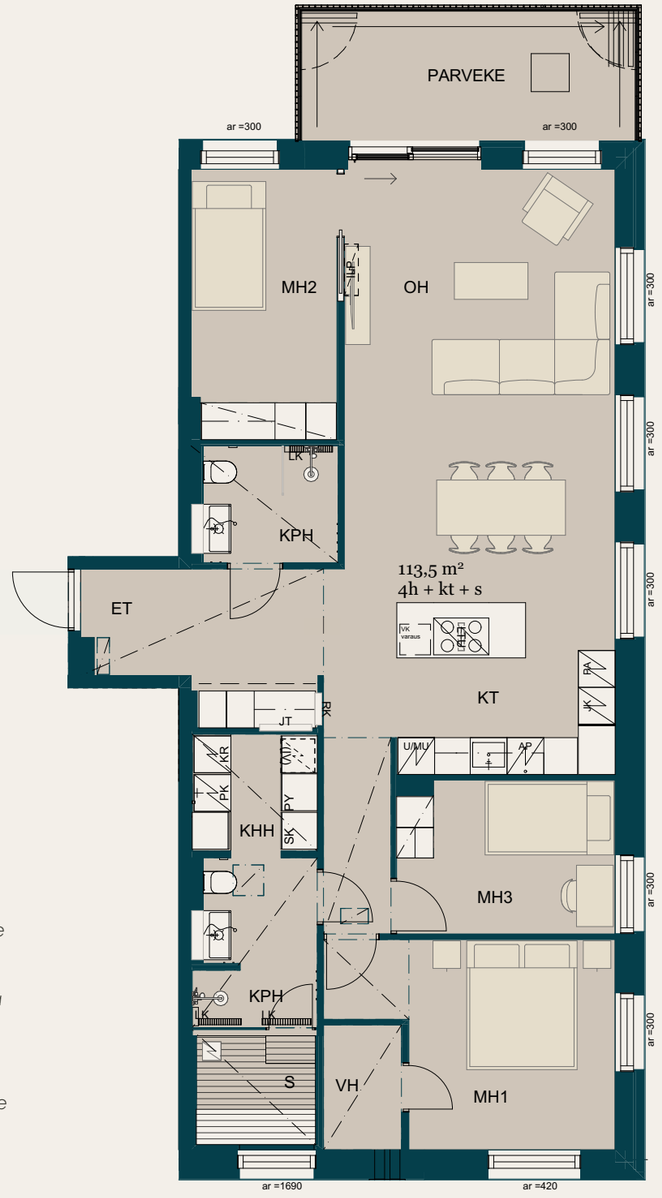


The spacious and bright apartment at the end of the building has two balconies, one facing east and one facing west. In the large kitchen, family or friends can socialize with the chef at the island while the meal is being prepared. The island has a hob and cooker hood, and there is a dedicated space for a wine cabinet. The walk-in wardrobe in connection with the spacious master bedroom offers plenty of storage space. In addition to two bathrooms, the home has a well-equipped utility room. In the home on the 8th floor, a ceiling height of three meters gives the space an additional sense of airiness.

113.5 m²
4 rooms+kitchen+sauna

A 3 2nd floor





In the spacious apartment at the end of the building, the views open up to three directions, and a ceiling height of three meters gives the home a striking appearance. The island, which separates the kitchen as its own space, makes a nice place for socializing. The island has a hob and cooker hood, and there is also a dedicated space for a wine cabinet. The walk-in wardrobe in connection with the spacious master bedroom provides ample storage. The apartment's two bathrooms are complemented by a well-equipped utility room.

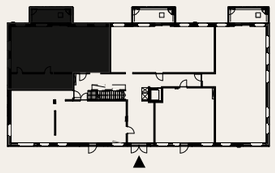


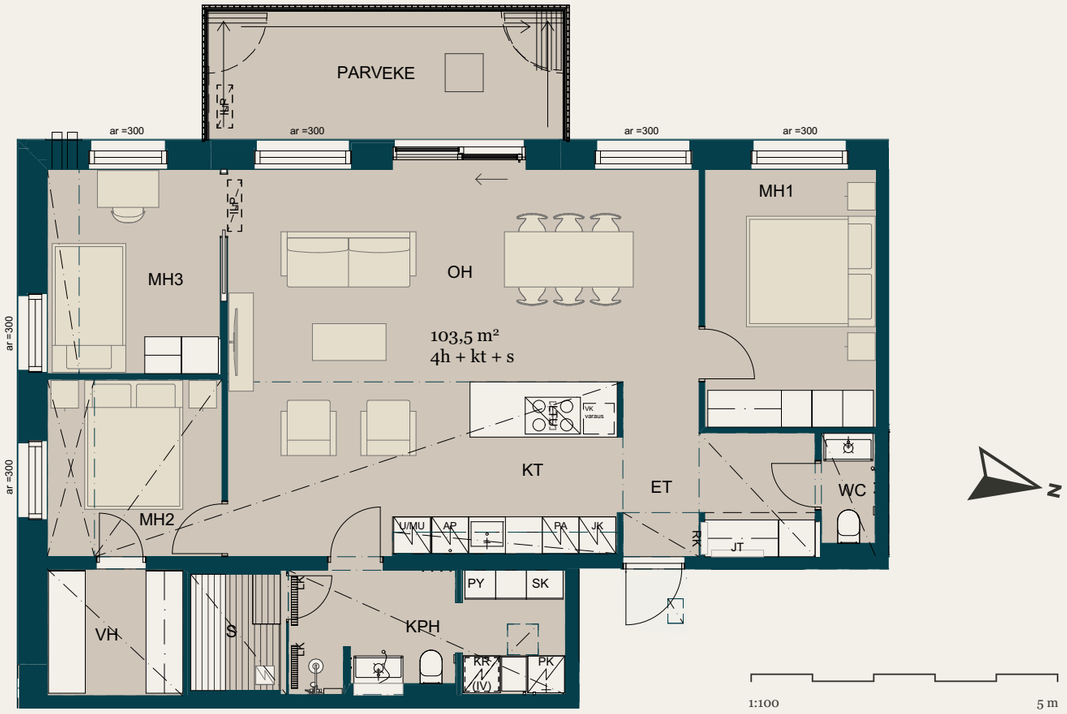
Indicative visualization of apartment A1

103.5 m²
4 rooms+kitchen+sauna

A 1 2nd floor

The windows of the spacious corner apartment open in two directions, and the three-meter ceiling height adds to the sense of space. The living area and the kitchen with its island form a cozy space for gatherings. The island has a hob and cooker hood, and a dedicated space for a wine cabinet adds a touch of luxury. A spacious walk-in wardrobe complements the home's already abundant storage space. The balcony opening to the west invites residents to enjoy the soft light of the evening sun.



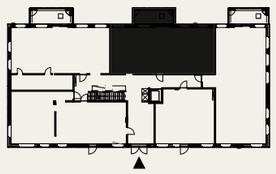




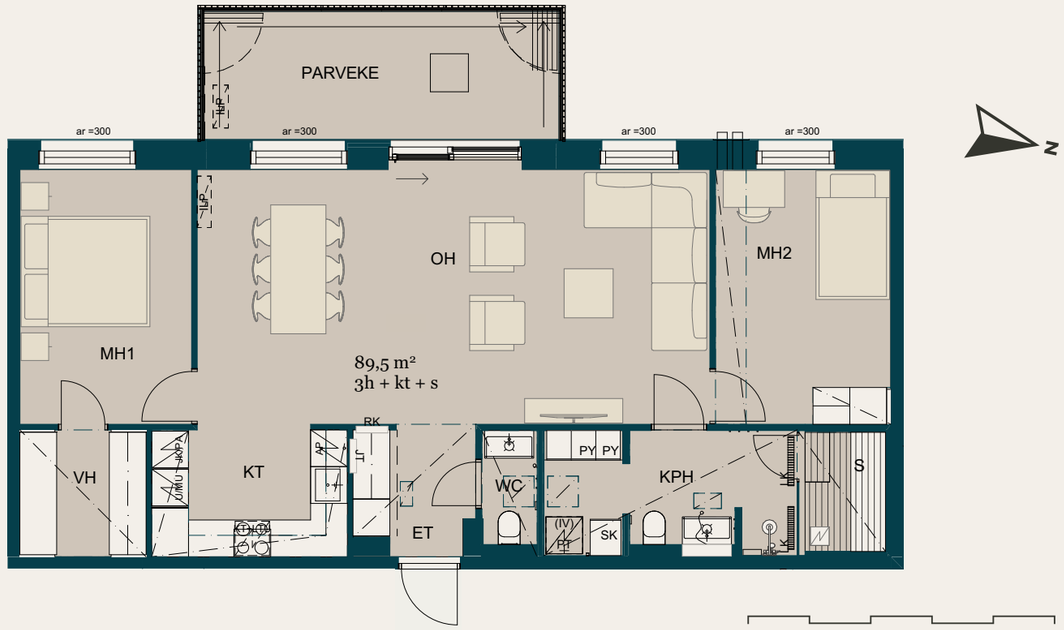
Indicative visualization of apartment A2

89.5 m²
3 rooms+kitchen+sauna

A 2	2nd floor
A 7	3rd floor
A 13	4th floor
A 19	5th floor
A 25	6th floor
A 31	7th floor
A 36	8th floor



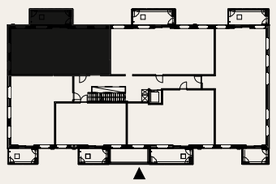
Starting from the hallway, the apartment opens up toward light. Homes on the 2nd and 8th floors have a room height of three meters, which gives the spaces an added sense of space. In the kitchen, which is separate from the living areas, meals can be cooked in peace and quiet, and a large dining table finds its natural place in front of the window. A walk-in wardrobe in connection with the master bedroom ensures ample storage space. The spacious bathroom also offers space for household chores, and the home's elegant sauna area makes for an inviting place to relax.



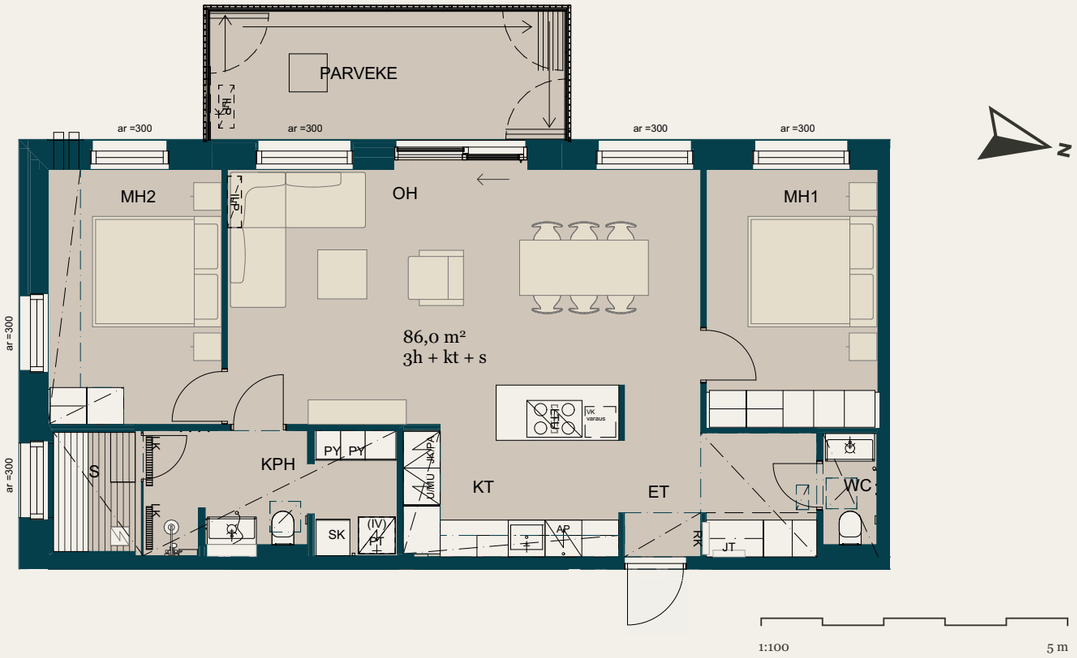
Indicative visualization of apartment A6

86.0 m²
3 rooms+kitchen+sauna

A 6	3rd floor
A 12	4th floor
A 18	5th floor
A 24	6th floor
A 30	7th floor
A 35	8th floor

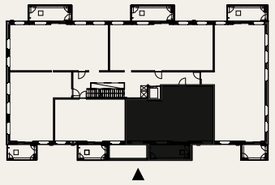


Cooking has its own dedicated space, slightly separate from the lounge. An island separates the kitchen from other spaces and invites people to socialize around it. The island is complete with a hob, an integrated cooker hood, and a space for a wine cabinet. Bedrooms located on different sides of the home ensure a good night's sleep. Next to the bathroom, there is a clearly separated, well-equipped space for laundry. In the home on the 8th floor, a ceiling height of three meters gives the rooms an added sense of space.

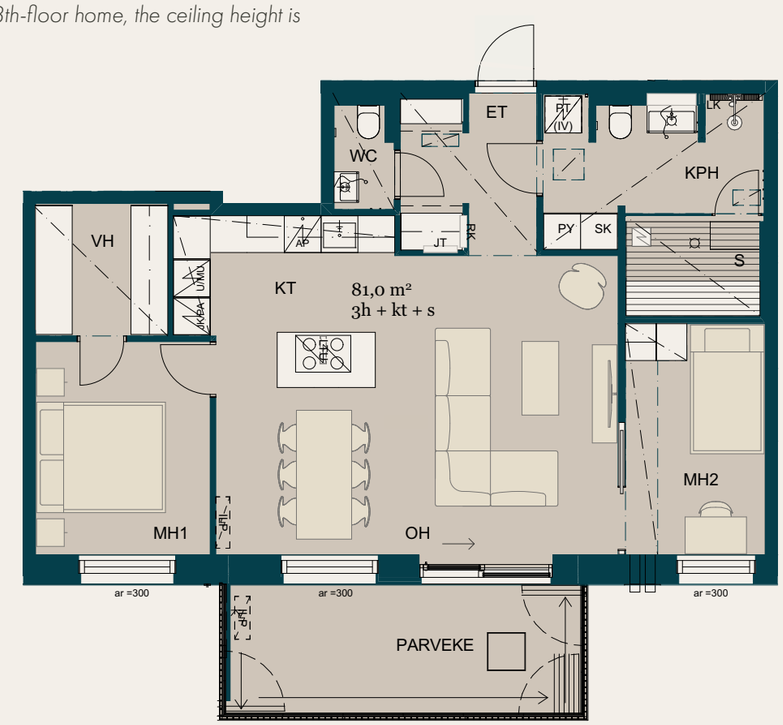


81.0 m²
3 rooms+kitchen+sauna

A 9	3rd floor
A 15	4th floor
A 21	5th floor
A 27	6th floor
A 33	7th floor
A 38	8th floor



A spacious living area and a clear layout give freedom to design the decor. A modern island increases the kitchen's workspace and countertop area. In the spacious walk-in wardrobe, clothes and other items stay in good order. The bedrooms are located on different sides of the home to guarantee a good night's sleep. The washroom offers a relaxed atmosphere and the home also has a separate toilet. In the 8th-floor home, the ceiling height is three meters.



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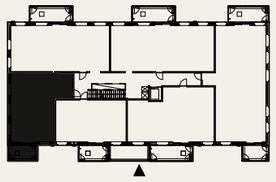


Indicative visualization of apartment A9

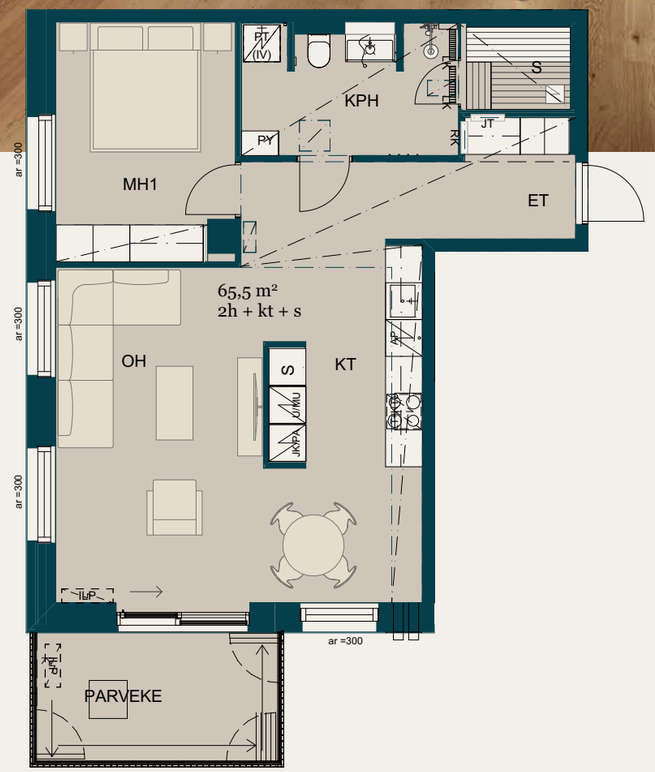
Indicative visualization of apartment A5

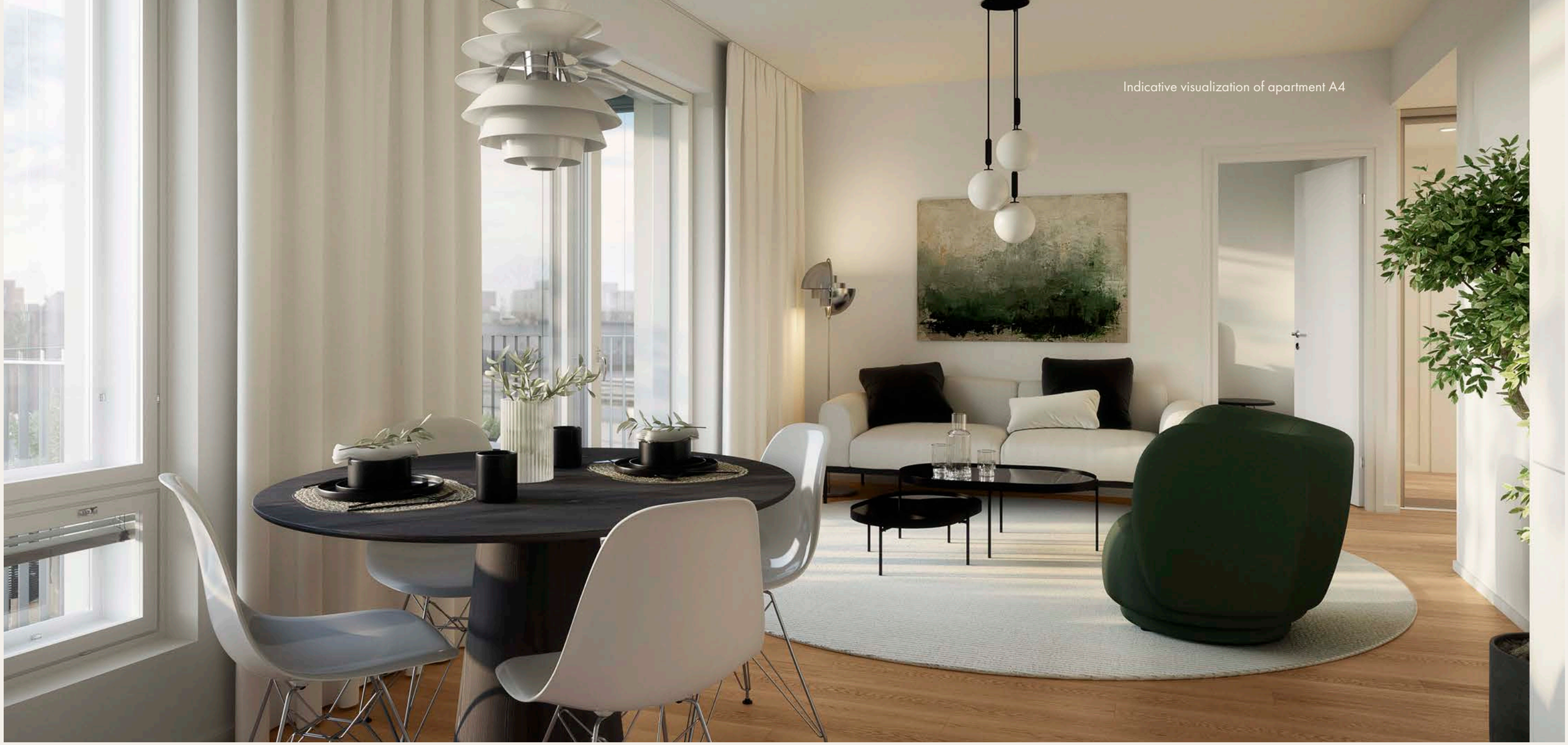
65.5 m²
2 rooms+kitchen+sauna

A 5	3rd floor
A 11	4th floor
A 17	5th floor
A 23	6th floor
A 29	7th floor



The floor plan of the corner apartment brings light and clarity to the spaces. The kitchen is located slightly apart from the living area, behind a wall in its own quiet space. The dining table has a natural place as an extension of the kitchen in front of a window. The balcony facing east toward the lush courtyard receives the soft morning light.

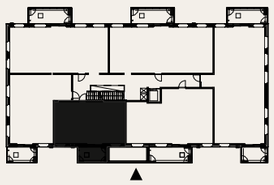




Indicative visualization of apartment A4

55.5 m²
2 rooms+kitchen+sauna

A 4	3rd floor
A 10	4th floor
A 16	5th floor
A 22	6th floor
A 28	7th floor



The L-shaped kitchen offers plenty of working space, and natural light pours in through the high window. Clothes and other items can be stored in the spacious walk-in wardrobe neatly out of sight. In the bathroom, the recess reserved for the laundry tower keeps the space tranquil and tidy. A sauna adds a finishing touch to the home's atmosphere and offers an inviting place to relax in the gentle heat.



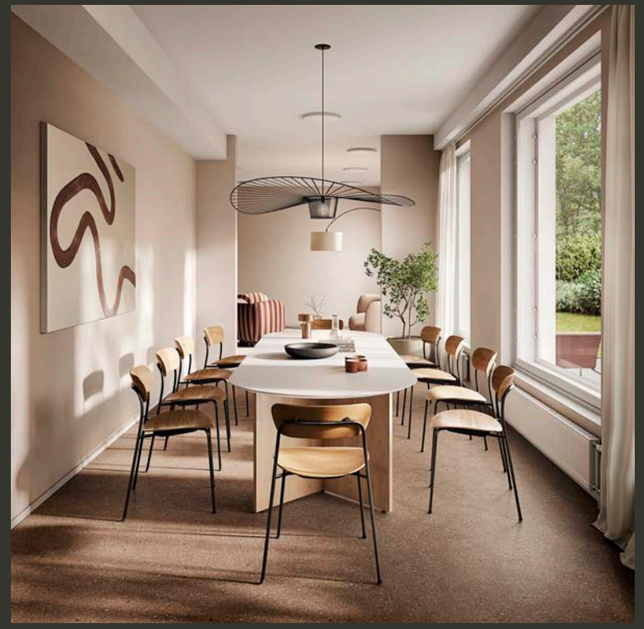
1:100 5 m

The lounge brings together neighbors and loved ones

Kajo's first floor is home to an elegantly decorated lounge. It offers residents a cozy place for the building's joint meetings, celebrations, or for a dinner party with friends. The terrace in front of the lounge invites people to enjoy spending time together in the open air.







At the heart of a well-equipped lounge is a large table, where people can gather for shared meals or meetings. The seating areas make for a comfortable spot to relax and unwind. In the kitchen, refreshments are easy to finish and arrange beautifully. Indicative visualizations.

Kajo's light and elegant entrance hall with seating welcomes residents. Indicative visualization.



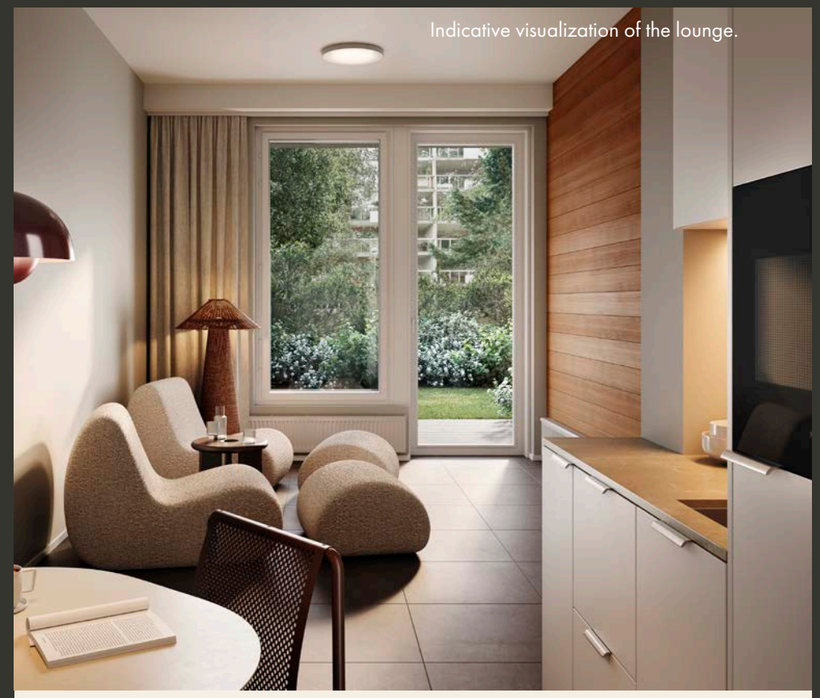


In the building's joint sauna, residents can enjoy gentle warmth in a relaxing setting. There is a spacious dressing room in connection with the sauna, and the adjoining terrace is an ideal place for refreshments in fresh air. Indicative visualization of the sauna department.

Indicative visualization of the fitness room.

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 creates a calm environment for exercise. The full rubber flooring and the large mirrors in the strength training area have been chosen to support even more goal-oriented workouts.

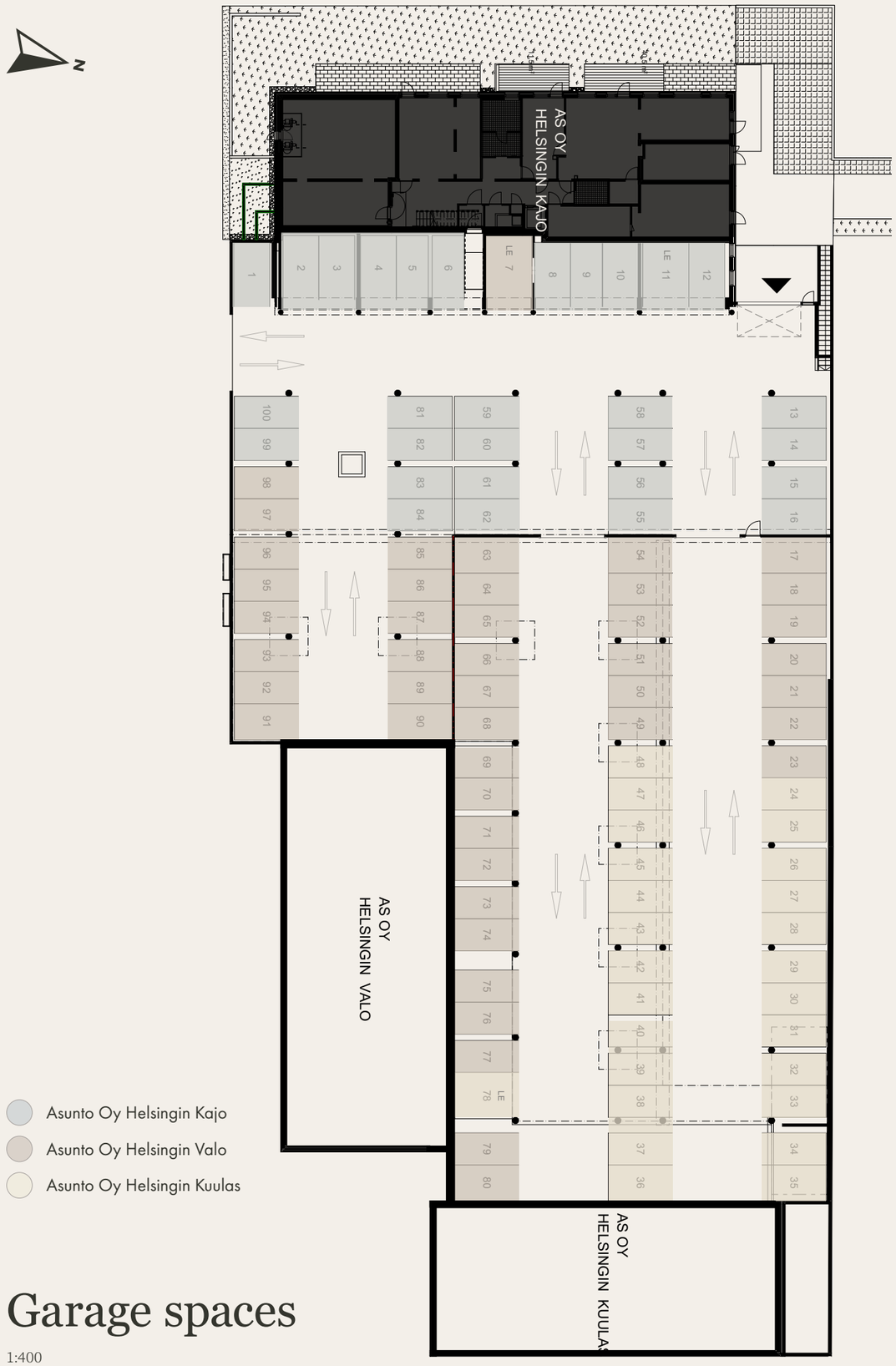


Indicative visualization of the lounge.

Shared facilities

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

- The elegantly decorated lounge on the first floor can be used for both family celebrations and meetings.
- A well-equipped fitness area makes it easy to do exercise in home building.
- The spacious sauna department is ideal for relaxing bathing, and the separate, cozy lounge provides a comfortable place for relaxation and socializing.
- For clothes care, the building has a laundry and a drying room 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.



Asunto Oy Helsingin Kajo

Asunto Oy Helsingin Valo

Asunto Oy Helsingin Kuulas

Garage spaces

1:400

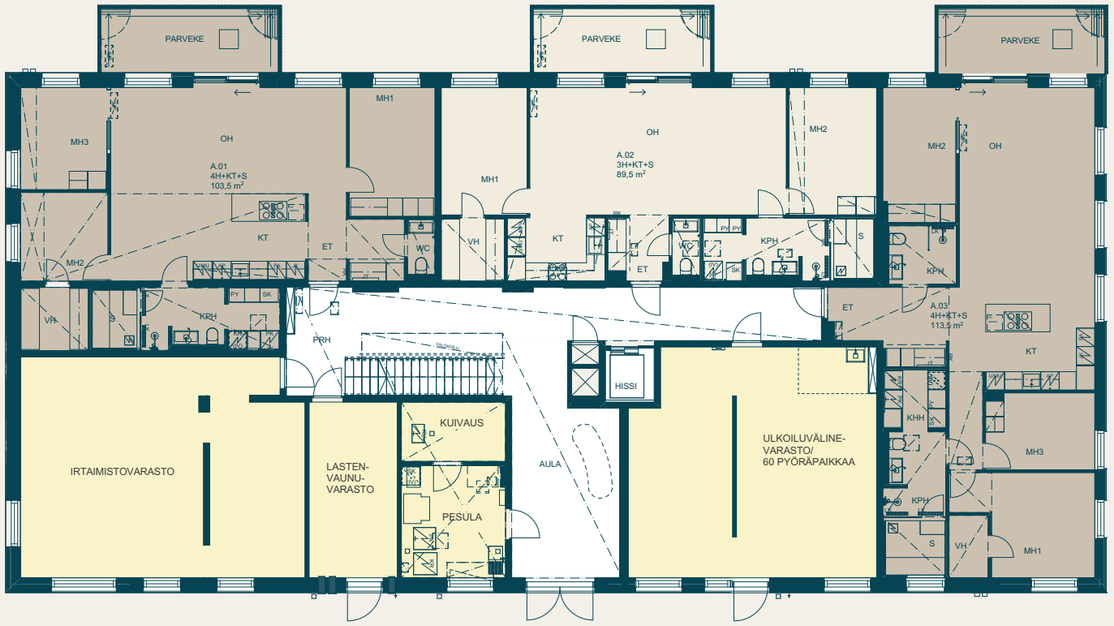
1st floor



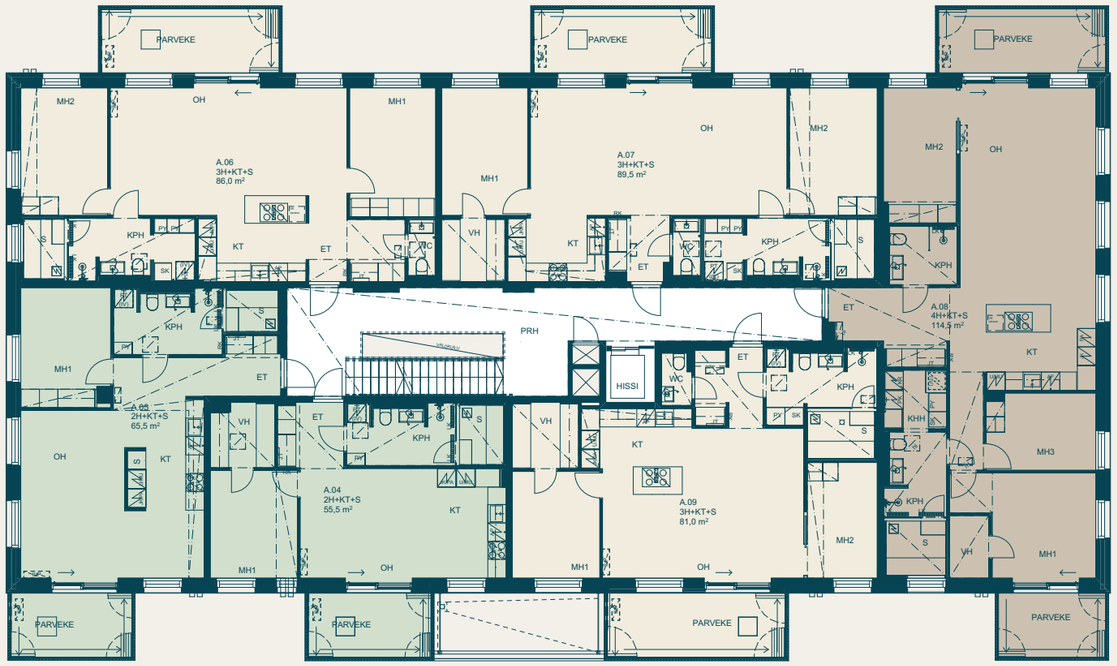
1:200 5 m

2nd floor

Shared facilities · 2 rooms · 3 rooms · 4 rooms +



3rd floor

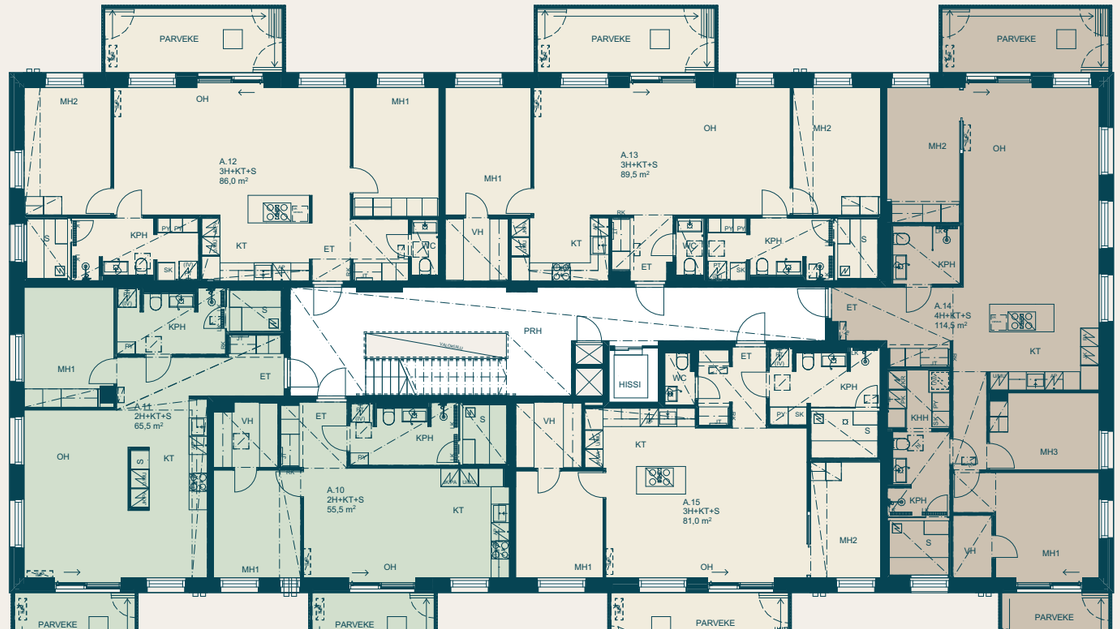


1:200 5 m

N

4th floor

Shared facilities · 2 rooms · 3 rooms · 4 rooms +



5th floor



1:200 5 m

N

6th floor

Shared facilities 2 rooms 3 rooms 4 rooms +



7th floor

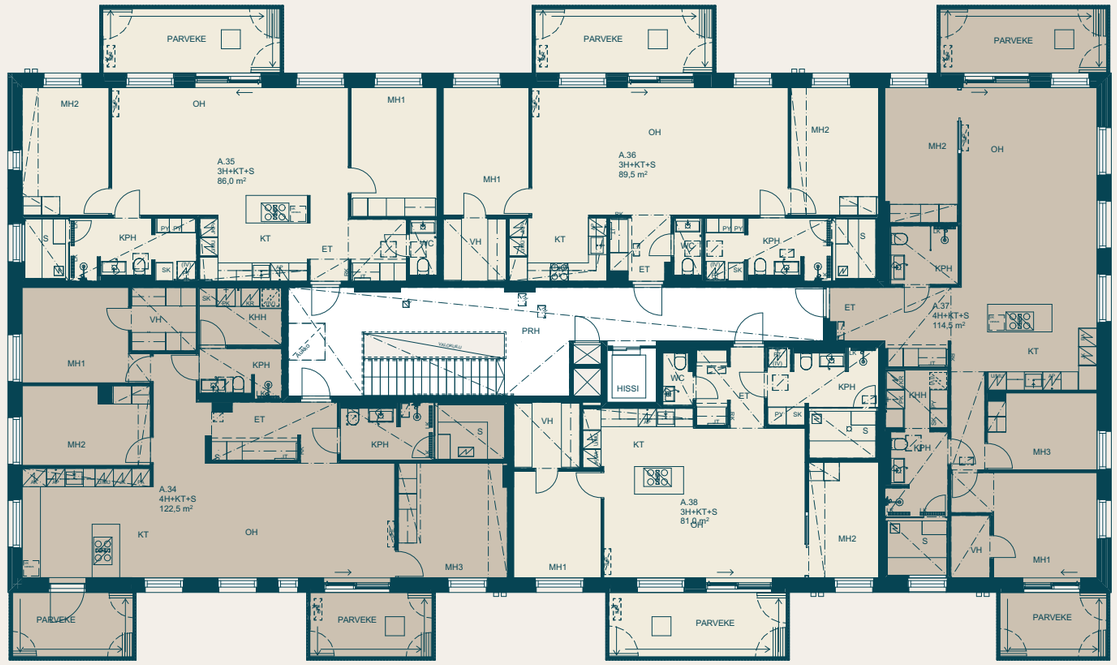


1:200 5 m

N

8th floor

Shared facilities 2 rooms 3 rooms 4 rooms +



1:200 5 m

N

Legends and abbreviations

ROOM ABBREVIATIONS

ET Hallway

K Kitchen

KT Kitchenette

MH Bedroom (if multiple: MH1, MH2, etc.)

OH Living room

VH Walk-in wardrobe

S Sauna

WC Separate toilet

KPH Bathroom

KHH Utility room

AK Ceiling

VAR Storage

ABBREVIATIONS FOR HOUSEHOLD APPLIANCES AND FIXED FURNITURE

PY Laundry cabinet

SK Cleaning closet

TK Closet with a hanger rail

AP Dishwasher

PK Freezer

JK Fridge

KT Hob

MU Microwave oven

RK/JT Distribution board/manifold

PK/KR Washing machine reservation/

tumble dryer reservation

VK Charging cabinet

LEGENDS



Fridge/freezer (jk/pk)



Dishwasher



Cooker and microwave



Sink


Laundry tower/ventilation (IV)



Tumble dryer reservation (kr)



Washing machine reservation (pk)



Sauna stove


Shower


Wall-mounted WC seat


WC seat


Cleaning closet



Laundry cabinet

Cabinet


Wardrobe with a rail, coat rack



Air source heat pump



Distribution board



Manifold


Door

Shower screen (pivoting)

Sliding door



Line drain


Indicative visualization. 113.5 m², 4 rooms+kitchen+sauna, A 3, 2nd floor.

Layout plan



Site plan



Facade images

Façade materials

1a. Brick, off white, seam light, 1/2-brick overlap

1b. Brick, off-white, light joint, 1/2-brick overlap, every other layer set out from the rest of the facade surface

1c. Brick, off-white, light joint, stack bond, 10mm recess

1d. Brick, off-white, light joint, stack bond

2. Relief brick, off-white, light joint, 1/2-brick overlap

3. Brick tile, off-white, light joint, 1/2-brick overlap

4. Metal parts, off white

5. Glass, clear

6. Concrete plinth



EAST



SOUTH



NORTH



WEST

Building specification

November 2, 2026

Housing company

Asunto Oy Helsingin Kajo is located in Lauttasaari, at Itälahdenkatu 22b, 00210 Helsinki.

The company is a single-entrance, 8-story apartment building, where the first floor is below the yard deck level on the east side and opens to the lower yard level on the west side. The first floor houses shared facilities for residents, storage spaces, a waste room, and technical facilities. In addition to three apartments, the second floor has storage rooms and a laundry and a drying room. The other six floors are residential floors. Parking spaces are located in a one-story garage under the yard deck. Access to the garage is through the stairwell on the bottom floor.

The company owns the residential building plot no. 91-31-118-20 designated share 3900/13,350 floor-m².

The possession division agreement has been made with other housing companies being built on the plot regarding the shared use of courtyard areas, garage, walkways, and shared facilities.

Structures and facades

The residential buildings have a concrete frame. The bottom floors are constructed as on-ground reinforced concrete slabs. Both the intermediate and roofing structures are mainly made of cast-in-place, reinforced concrete slabs. The apartment building has a flat roof covered with asphalt roll roofing.

The apartment building's exterior walls are mainly masonry walls built on site; the back walls of the balconies are sandwich elements with brick tile surfaces.

Balconies

The balcony floors are made of precast washed concrete elements covered with a loose balcony mat. The balconies are glazed. The balcony railing is a metal-framed picket railing with full-height glazing behind it. The balcony has free ventilation, and the glazing does not completely block the entrance of wind, water and snow to the balcony. 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 sliding glass doors, with the exception of the kitchen balcony door in apartment A 34, which is a single-leaf balcony door that opens outwards. The exterior surface of all balcony doors and windows is aluminum-clad and powder-coated. Apartment windows and balcony doors will be equipped with matt white blinds. The blinds on the balcony doors are surface mounted. The sliding glass doors of the balconies are equipped with folding blinds installed inside. The apartment entrance doors are single-leaf, fire-rated wooden doors.

Partition walls

The partition walls separating the apartments are concrete walls, and some of the internal partition walls within the apartments are also made of concrete. Light partition walls inside the apartment are primarily 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 floors of the washroom, sauna, and toilets have 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 walls of washrooms and toilets have ceramic tiles. The sauna walls will be paneled.

Ceilings

The ceilings in the living areas are mainly painted. The ceilings of the sauna, washroom, and the utility room connected to the washroom 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 or black. The kitchens have quartz or ceramic countertops and sinks attached to the countertop from the bottom are made of stainless steel or silgranit 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 of the apartments have a fridge and an upright freezer. Some apartments have a provision for a refrigeration unit or wine cabinet below the worktop. 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 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.

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

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 in the courtyard has a video intercom system, and all exterior doors have a PIN reader. The common areas of the housing company that are used daily 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 housing company's sauna department, lounge,

and laundry machines can be reserved in the resident portal through a separate booking 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 joint laundry room and a drying room at the yard deck level, as well as a shared sauna with a changing room and lounge, a fitness room, and a lounge area with a terrace on the first floor. The waste room is located at the north end of the first floor and has its own entrance from the ground floor level at the end of the building.

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 Kajo.

There is a total of 29 parking spaces. The spaces are located under the yard deck in the parking garage. One (1) of the parking spaces is reserved for people with reduced mobility. The garage is unheated. 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. Driving access to the parking garage is via Wavulinintie. When driving in, the garage door can be opened with an electronic identifier or a mobile app. Upon exit, the door opens automatically. All the parking spaces in the garage are equipped with charging infrastructure for electric cars. Chargers for electric cars must be purchased separately as alteration work.

Rights, obligations, and arrangements under the possession division contract

A possession division agreement has been drawn up between the three housing companies being built on the plot. The responsibilities related to the management, use, and maintenance of the property are defined in the possession division agreement.

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.

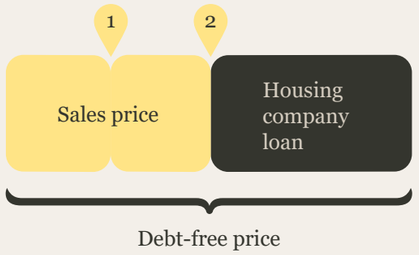
The buyer must familiarize themselves with the final sales documents in connection with the signing of the deed of sale.

The buyer can view and 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's Vattuniemi – home on a tranquil island

Lauttasaari has an exceptionally strong identity and an undisputed position as one of the most desired residential areas in Helsinki. On the "Island of Happy People", proximity to nature, safety, and local amenities form an unbeatable combination.

Vattuniemi represents the newer part of Lauttasaari. The former industrial area is now blossoming into an attractive residential neighborhood, where seaside living meets urban elegance.

At the northern end of Itälahdenkatu, in the prime location in Vattuniemi, grocery stores and bus stops are located right next door. You can walk to Lauttasaari metro station in about ten minutes. Helsinki city center and the rest of the metropolitan area are easy to reach by car, and cycling paths with diverse scenery start right at the front door.

Vattuniemi is surrounded by invigorating sea views. Coastal trails, cliffs, recreational routes, and beaches are an essential part of daily life. The tranquil seaside neighborhood also offers outstanding natural surroundings.



Indicative visualization

ADVANCE MARKETING

1ST EDITION – 11/2026

formia

YIT

Asunto Oy Helsingin Kajo

formia

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