



| FOR SALE |

**AN INSTANT
CLASSIC.**



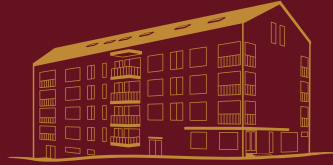
ASUNTO OY LAUTTASAAREN

ISOKAARI





Please note. The text in this brochure has been translated from Finnish to English with the assistance of artificial intelligence. The official sales document for this property is the Finnish-language version of the brochure. For further information, please contact our sales team.



ASUNTO OY LAUTTASAAREN
ISOKAARI

| *Isokaari 24, 00200 Helsinki* |

AN INSTANT CLASSIC.

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ASUNTO OY LAUTTASAAREN ISOKAARI

A home true to the traditions of maritime Lauttasaari, built with uncompromising quality — and already a beloved classic.

Asunto Oy Lauttasaaren Isokaari is a construction project that completes the traditional appearance of a neighbourhood beloved by its residents – as if a relative who had set sail for the high seas years ago had finally returned home.

This carefully designed new development elegantly replicates the classic 1940s-50s architecture typical of Isokaari Street. It is a largely on-site brick-laid, gable-roofed slab building - a new chapter in the captivating story of a cosy and warm-spirited idyll.

The building has five floors and a total of 17 high-quality apartments, all of which feature top-quality materials and fittings that stand the test of time. Every apartment has its own glazed balcony offering fascinating views of the surroundings. All apartments also have underfloor heating and cooling, ensuring comfortable living throughout all seasons.

SPACIOUS FEEL IN ALL APARTMENTS

The apartment layouts emphasise functional clarity, spaciousness and brightness. The average floor area of the apartments, intended as long-term homes for their residents, is an exceptionally large 99 square metres compared to other apartment buildings in the area. Living rooms and

kitchens form one unified space, and the layouts also incorporate utility rooms.

The top-floor apartments have a subtle loft atmosphere, as the rooms under the ridge of the roof are charmingly high. One apartment has two balconies and the other has three, one of which faces the sea. These homes can also be combined at an early stage of construction to create a unique full-floor penthouse apartment!

TWO EXCEPTIONAL GARDEN APARTMENTS – A TRUE RARITIES

The ground-floor apartments offer residents harmonious and spacious living spaces of 66 and 119.5 square metres. The apartments also have glazed balconies and private gardens with room for garden furniture and a barbecue. The gardens also provide an excellent setting for gardening or outdoor parties.

GENEROUSLY SIZED THREE- AND FOUR-ROOM APARTMENTS

Three-room homes are available in sizes of 85, 88.5, 100 and 104.5 square metres. The living spaces are luxuriously spa-

cious, and the second bedrooms are also suitable as an office or guest room. Some apartments have their own saunas; in others, a bathtub can be installed in place of the sauna.

Four-room apartments are 108.5 and 119.5 square metres in size. Some of these have their own saunas. The master bedrooms are placed separately, in their own peaceful corner, directly adjacent to a balcony.

OWN EVENT SPACE, PARKING FACILITY, UNDERFLOOR HEATING AND COOLING

The housing company's event space "Rixi", located on the first floor, provides a venue for family celebrations or wine club meetings, for example. The first floor also has a laundry room and drying room.

There is a 15-space parking facility with access from the basement. The basement also houses the building's sauna facilities, apartment storage rooms and storage space for outdoor equipment.

The building uses ecological ground-source heat, which also increases the company's value. The water-circulated underfloor heating and cooling in the apartments makes interior design easy and enables individual solutions.

Warm welcome to come and explore!



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“ THE ISOKAARI DEVELOPMENT REPRESENTS CLASSIC LAUTTASAARI IN ITS FINEST AND MOST AUTHENTIC FORM, ENSURING ITS LONG-CHERISHED ELEGANCE ENDURES FOR GENERATIONS TO COME.

Harri Koho

Deputy CEO, Varte Oy

THE VARTE GROUP IS ONE OF FINLAND'S LARGEST FAMILY-OWNED CONSTRUCTION COMPANIES. WE ARE A RELIABLE AND EXPERIENCED OPERATOR IN OUR FIELD.



Our company's roots go back to 1995. Since then, our strength has been versatile expertise. Over the years, our construction sites have seen the rise of detached houses, residential apartment buildings, renovation projects, industrial buildings and public buildings requiring special expertise, such as schools and special housing projects. We develop our operations steadily and with a long-term perspective – honouring our more than 30-year history.

TRUE AMBITION FOR CONSTRUCTION

Our high standard of construction quality is something we are proud of. Our aim in everything we do is for you to be satisfied with the quality of the apartment you purchase and the service you receive. The quality of our residential production is ensured by top-class professional skills and our ISO 9001 and ISO 14001 certified quality management systems.

A tribute to the architecture of past years

The key starting point in the design of Asunto Oy Lauttasaaren Isokaari has been to respect the cohesion of a neighbourhood of significant cultural and historical value that is held in great esteem by its residents. The project follows the aesthetics of the buildings constructed along Isokaari Street in the 1940s and 1950s, while simultaneously making the ensemble even more splendid.

The formal language of the gable-roofed building is restrained – solutions that draw excessive attention have been deliberately avoided. The proportions of the different parts of the building are calm and harmonious with each other, and the colour tone of the plastered facade has been chosen from the same palette as the neighbouring buildings. The five-storey small apartment building is a harmonious whole that draws its inspiration and strong roots above all from tradition. Yet there is also a hint of a new twist, visible for instance in the spacious balconies and large windows of the apartments.

Asunto Oy Lauttasaaren Isokaari also features design solutions characteristic of functionalism: the building has been positioned on its plot at a good distance from its neighbours, standing freely with its gable end facing the street. This creates a pleasant sense of airiness while at the same time offering residents fascinating views in several directions.

VEIKKO MÄKIPAJA, *Architect SAFA, Arkkitechdit Hannunkari & Mäkipaja Oy*



WHERE THE SEA AND GREENERY MEET SERVICES AND CONNECTIVITY



Lauttasaari is a highly regarded residential area that is easy to fall in love with for life. This spaciouly built district offers a place to live where the sea, the greenery of the parks and everyday life flow seamlessly together. At the same time, the urban pulse of Helsinki city centre is just a short metro, bus or car ride away. It is also easy to cycle to work, to meet friends or wherever the mood takes you.

Asunto Oy Lauttasaaren Isokaari rises in the Myllykallio area of the island, built in earlier years, along Isokaari Street, known for its ornamental apple trees. The area has its own recognisable character and peaceful atmosphere.

Inside the idyllic island's shores there is also more active life: in this community-minded neighbourhood it is easy to bump into familiar faces on the coastal paths circling the island, at boat jetties, on jogging trails, at events, in parks and in many charming restaurants.

Everyday services are also easily accessible. Just a short distance away you can find Lauttasaari's own shopping centre Lauttis, grocery shops, day-care centres, schools, sports facilities and a swimming hall.

*Lauttasaari
– The Island of the Happy
Few ever move away
from the island, but many
return.*

ASUNTO OY LAUTTASAAREN
ISOKAARI

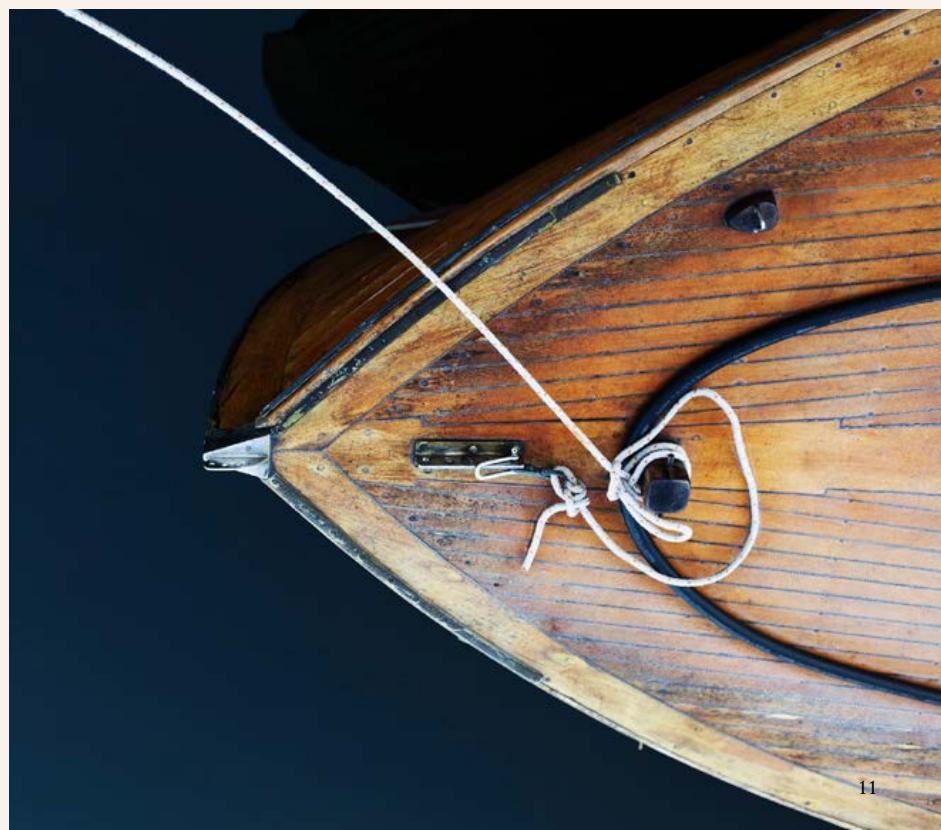
STYLE, QUALITY AND TRADITION IN THE SHELTER OF THE ISLAND



Asunto Oy Lauttasaaren Isokaari also draws inspiration from the wider history of the area, particularly its maritime chapters. Lauttasaari served as a hub for fishermen and merchant shipping and as a summer cottage island for Helsinki residents long before it became part of Helsinki's urban fabric. The tradition of building wooden boats and especially boating culture remain strong in Lauttasaari.

For this reason, we have chosen as the figurehead of the new housing company the legendary boat builder Thure Lindstrom's Porkkala Folka HT mahogany boat, built by Maritim in the 1960s. It symbolises the tradition of hand-crafting characteristic of Lauttasaari and the awakening of the area's spirit to a new era.





SITE PLAN





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HIGH-QUALITY INTERIOR CHOICES HONOURING THE BUILDING'S STYLE



Asunto Oy Lauttasaaren Isokaari has been designed for those who see beauty in the colour palettes and interior solutions of past years but also appreciate the functionality and quality of the modern era. The interior materials and fittings have been selected in a way that enables the creation of timeless and elegant combinations in keeping with the spirit of the building.

Some materials are included in the apartment price, some are available at additional cost. We are happy to assist with all material-related questions and the planning of any modifications, so that your home becomes exactly as you wish – a place where you will be happy to live for years and decades.

Flexible choices with Locka

*We use the Locka service, which allows
you to make all home material choices
at a time that suits you best.*

KITCHEN

The kitchens have been designed to serve various everyday situations while also providing daily visual pleasure in connection with the living spaces. You have a choice of high-quality and durable materials with which you can finish your kitchen to suit your own style. Long-lasting surface materials and carefully selected appliances support the preservation of the apartment's value and make the kitchen a pleasant place to use.

There are four colour tones for the kitchen cabinet doors in keeping with the spirit of the building, and even more are available at additional cost as modifications. Quartz countertops bring an edgy look and quality feel to the kitchen. The ensemble is completed by a carefully selected splashback material. White glass is available at an additional price, as are tiles with an organic, textured surface.

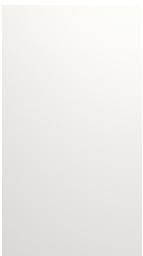
The handles finish the look and give the opportunity to highlight the character of the kitchen either subtly or more boldly. For the tap design, you can choose between a softly curved or a more angular option.

All fixed kitchen appliances are energy-efficient and modern. Refrigeration appliances are integrated, which gives the overall look of the space a beautiful uniformity.

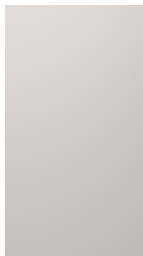




Cabinet doors



TML16 White matte



TML16 Light grey matte



TML16 Cashmere matte



TML16 Reed green matte



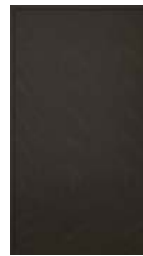
TP12P Wood-edged veneer door, light oak
Additional cost



TP12P Wood-edged veneer door, oak
Additional cost

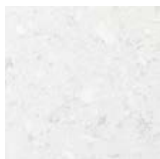


TP12P Wood-edged veneer door, hazelnut
Additional cost



TP12P Wood-edged veneer door, dark chocolate
Additional cost

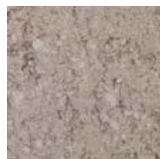
Worktop



Fusion White Silk



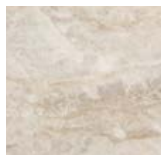
Fusion Grey Silk



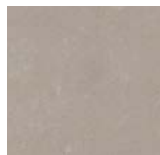
Fusion Taupe Silk



Ceramic Calacatta A Matte 20 mm
Additional cost



Dekton Arga XGloss 20 mm
Additional cost



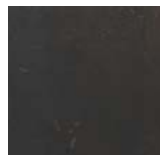
Quartz worktop Metropol Beige 20 mm
Additional cost



Dekton Umber matte
Additional cost



Ceramic worktop (ABL-tiles) Verde Matte
Additional cost



Dekton Kelya 20 mm
Additional cost

Splashback



Tile Primus 10x30 white matte



Tile Primus 10x30 taupe matte



Splashback glass
Additional cost



Tile Eleganza 7,5x30 glossy terra
Additional cost



Tile Eleganza 7,5x30 glossy sand
Additional cost



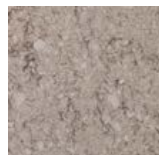
Tile Eleganza 7,5x30 glossy beige
Additional cost



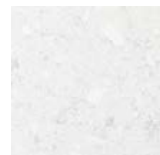
Tile Cottage 7,5x30 light grey
Additional cost



Quartz Fusion Grey Silk
Additional cost



Quartz Fusion Taupe Silk
Additional cost



Quartz Fusion White Silk
Additional cost

Taps



Lapetek
LIV-A
stainless steel
glossy



Lapetek
TIVA-A
stainless steel
glossy



Lapetek
TIVA-A
matte black



Lapetek LINO-A
anthracite
Additional cost



Lapetek TIVA-A
brushed gold
Additional cost



Lapetek LINO-SA
brass
Additional cost

Sinks



Blanco Andano



Blanco Subline antrazit



Lapetek LUNA-X
brushed gold
Additional cost

Handles



LIGO white



ANTICA white



LIGO black



ANTICA jet black



LIGO cashmere



ANTICA cashmere



LIGO rst-look



ANTICA light grey



EDGE white



EDGE cashmere



FLAPP oak
Additional cost



BRUTUS oak
Additional cost



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Fridges & Freezers



Freezer
Miele
integrated



Refrigerator
Miele
integrated



Fridge-freezer
Miele
integrated

Hobs



Induction hob
Miele



Induction hob with
integrated extractor, for
island kitchens,
Miele

Other kitchen appliances



Integrated
microwave,
Miele



Integrated dishwasher,
Miele –
Additional cost: XXL-
size interior



Wine cooler
Additional cost

Oven



Built-in oven
Miele

Additional cost
pyrolysis and steam ovens
(oven-microwave combination also
available)



Hood integrated into upper
cabinet, in accordance with
floor plans

*All appliances are
energy-efficient
and modern.*

BATHROOM

The bathrooms have been designed to serve everyday needs seamlessly while also providing moments of relaxation.

The majority of the high-quality wall tile options are very large in size, creating a spa atmosphere. The floor tiles have been selected to produce fascinating contrast alongside the wall tiles. The colour options for the tiles are earthy, inspired by the building's traditional and understated style.

The bathroom's fixed fittings are sleek and refined in design. High-quality taps and shower fittings give the space a harmonious finishing touch.

The sauna is separated from the bathroom by a glass wall, which adds brightness and spaciousness and ties the spaces together into a beautiful whole.





Tiles



Marazzi Appeal 60x60
grey



Marazzi Appeal 60x60
sand



Cr.Wells 60x60
matte mocha



Cr.Wells 60x60
matte sand



Cr.Wells 60x60
pearl grey



Marazzi Appeal 10x10
grey



Marazzi Appeal 10x10
sand



Aava 10x10
brown



Marazzi Appeal 10x10
sand



Marazzi Appeal 10x10
grey

Suggested wall and floor tile combinations are shown together, but you can also choose your own combination.

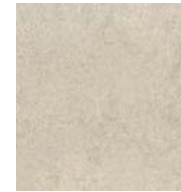
The tile selection has been designed so that you can pair additional-cost wall tiles with standard-price floor tiles.



Scale 11,6x10,1
white, grey, black,
brown
Additional cost



Lume 6x24
greige
Additional cost



Brystone 60x60
gold
Additional cost



Brystone 60x60
natural white
Additional cost



Brystone 60x60
grey
Additional cost



Tile Eleganza 7,5x30
glossy beige, sand, terra
vertical stack
Additional cost



Brystone mosaic
gold
Additional cost



Brystone mosaic
natural white
Additional cost



Brystone mosaic
grey
Additional cost

Fittings



INR washbasin Core solid 800 Premium white + INR mirror cabinet Stage 80



INR washbasin Core solid 800 Light Sand



INR Loox illuminated mirror (separate wc)

Basin taps



Oras Optima Style 2606FH chrome



Oras 2606FH-33 Optima Style black



Basin tap Oras 2606FH-81 Style Bide brushed bronze
Additional cost



Basin tap Oras 2606FH-80 Style Bide brushed steel
Additional cost

Shower taps



Oras Optima Style 7192N-33 black



Oras Optima Style 7192N glossy chrome



Oras Optima style 7192N-80 brushed steel
Additional cost



Oras Optima style 7192N-81 brushed bronze
Additional cost

Laundry tower



Tumble dryer, Miele
Additional cost



Washing machine, Miele
Additional cost



Washer-dryer, Miele
Additional cost





Electric sauna heater



Harvia Cilindro
with separate control panel



Harvia Cilindro
with separate control panel,
black
Additional cost

Accessories



Cello Modena
Matte black or chrome



Cello toilet roll holder
matte black or chrome



Cello Modena
brass
Additional cost

WC pan



IDO Glow Art

*Minimalist
fittings share
the same design
language as
the tiles.*

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Black mountings available at an additional cost.

WALLS AND FLOORS

Choices related to wall and floor surfaces define the overall look of the home and at the same time provide the foundation for interior design in keeping with the resident's own style.

The wall colour palettes have been designed using the aesthetics of past years as a guiding principle. The available earthy and muted tones are easy to coordinate with the rest of the interior. They leave room for many kinds of interior solutions as life circumstances change.

The flooring material is oak parquet, which exudes quality and offers a very pleasant feel underfoot. Also available is parquet flooring installed in an intriguing square pattern or a classic herringbone pattern.

Acoustic panels can also be installed in bedrooms, for example, which soften the acoustics of the space and add a peaceful atmosphere.





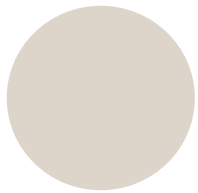
Walls



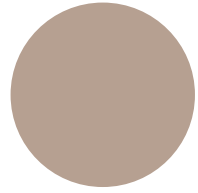
Y487
Piazza



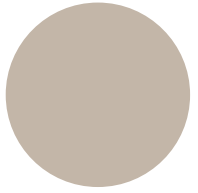
F487
Feather



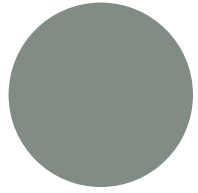
1908
Progrey



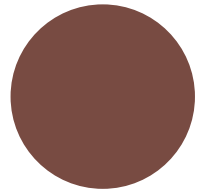
K480
Tamariski
Additional cost



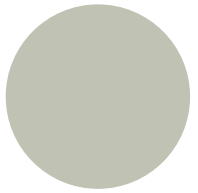
V484
Driftwood
Additional cost



N494
Nephrite
Additional cost



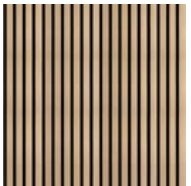
M476
Rooibos
Additional cost



J446
Flanell
Additional cost



V495
Railway
Additional cost



Acoustic slat panels
available in various
shades, e.g. for bedroom
Additional cost

Parquet floors



Oak Dazy
1S 160mm



Oak Sandstone
1S 160mm



Oak Village
1S 160mm



Square pattern parquet
Oak Noble Soho
Additional cost



Square pattern parquet
Oak Noble Bronx
Additional cost



Herringbone parquet
Meister PS500
Oak Pure
Additional cost



Herringbone parquet
Meister PS500
Oak Natural
Additional cost

*Herringbone or basket-weave parquet
creates an elegant foundation for the
rest of the interior.*





The best parts of island life - nature, tranquility, and a sense of community.





APARTMENT LIST

ASUNTO OY LAUTTASAAREN ISOKAARI

1. floor

Apartment		m ²
A1	2 rooms + kitchen	66,0
A2	4 rooms + kitchen + sauna	119,50
A3	3 rooms + kitchen + sauna	88,50

2. floor

Apartment		m ²
A4	3 rooms + kitchen	85,0
A5	4 rooms + kitchen	108,50
A6	4 rooms + kitchen + sauna	119,50
A7	3 rooms + kitchen + sauna	88,50

3. floor

Apartment		m ²
A8	3 rooms + kitchen	85,0
A9	4 rooms + kitchen	108,50
A10	4 rooms + kitchen + sauna	119,50
A11	3 rooms + kitchen + sauna	88,50

4. floor

Apartment		m ²
A12	3 rooms + kitchen	85,0
A13	4 rooms + kitchen	108,50
A14	4 rooms + kitchen + sauna	119,50
A15	3 rooms + kitchen + sauna	88,50

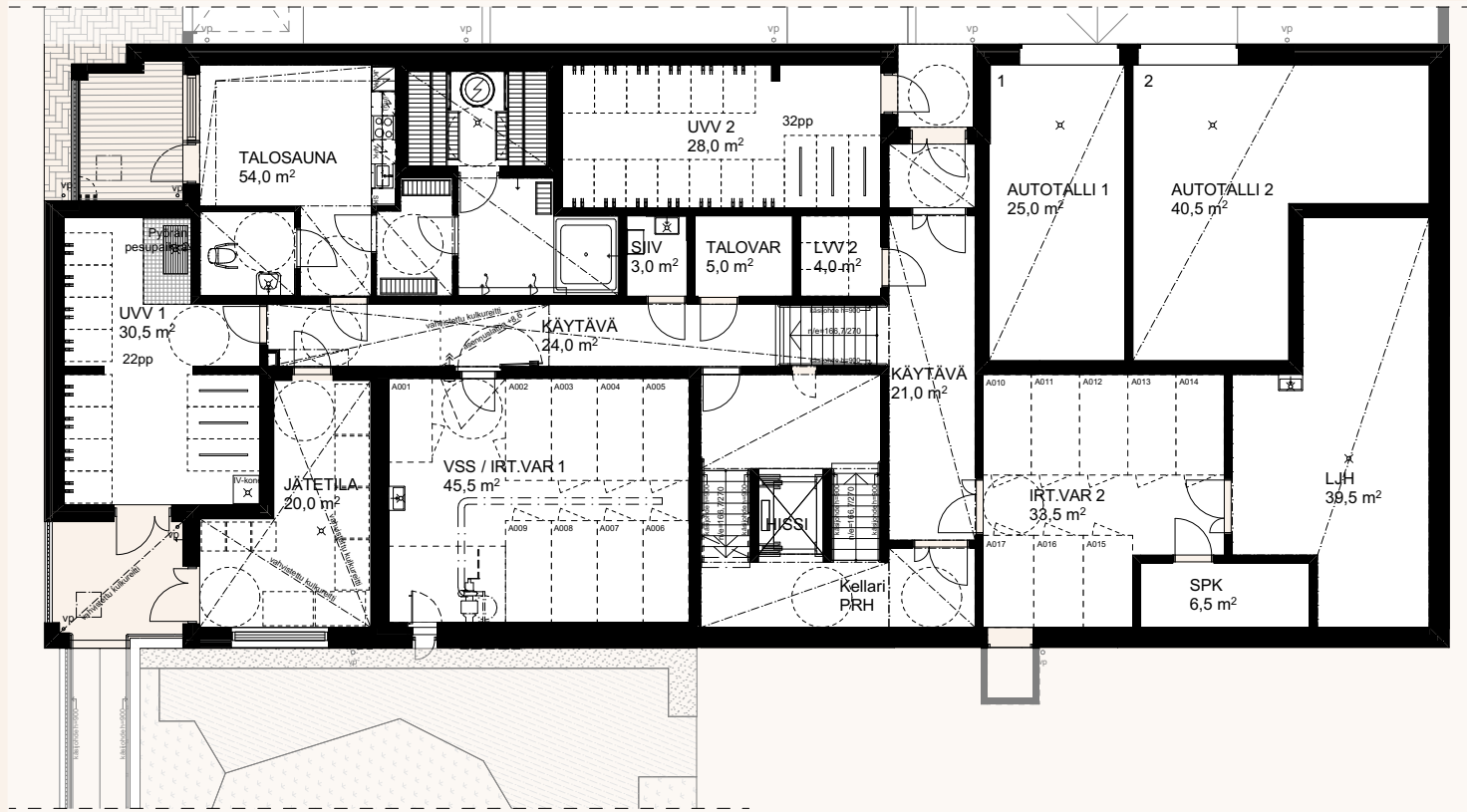
5. floor

Apartment		m ²
A16	3 rooms + kitchen	104,5
A17	3 rooms + kitchen + sauna	100,0

FLOOR PLANS

ASUNTO OY LAUTTASAAREN ISOKAARI

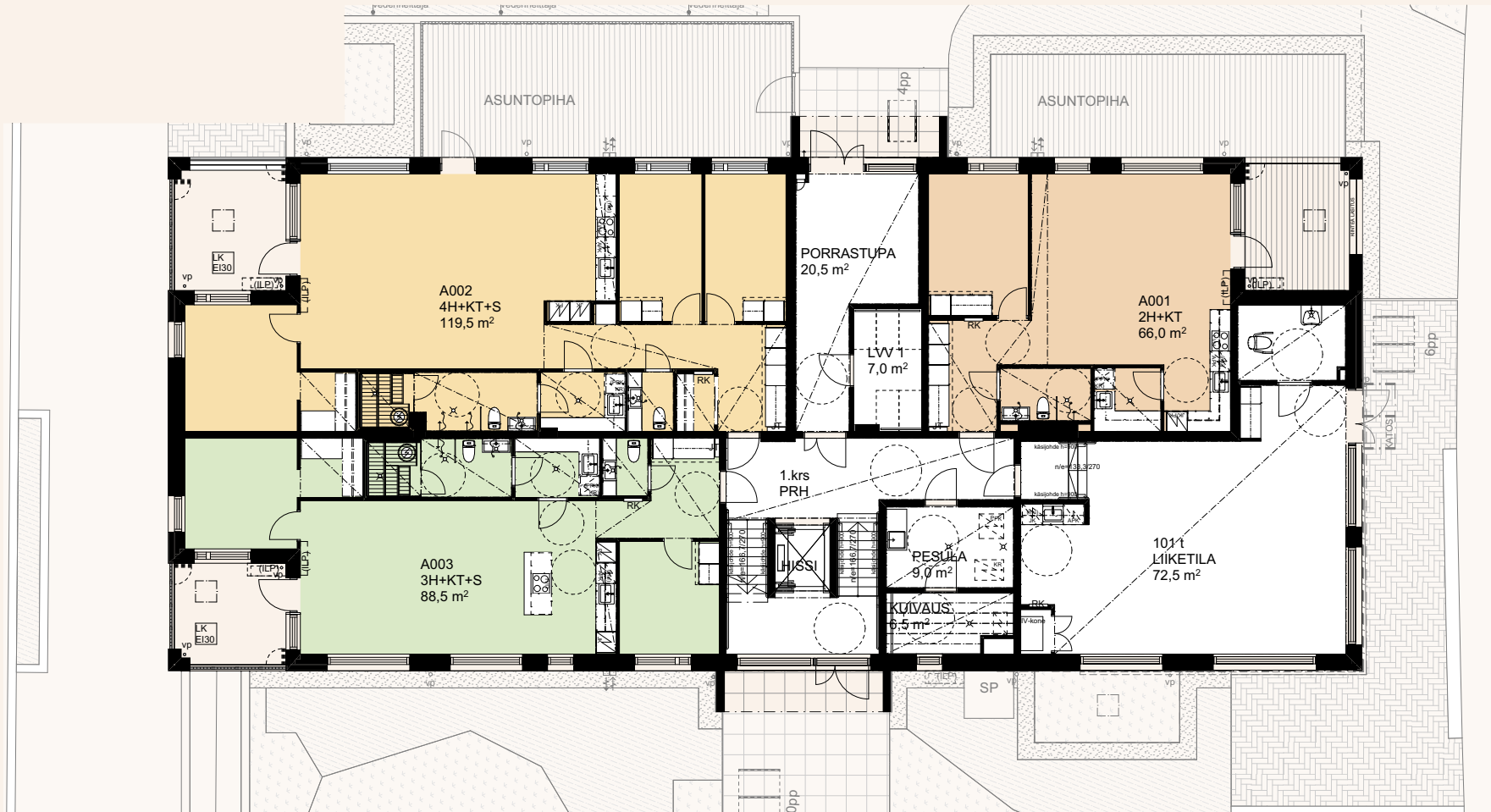
Basement



FLOOR PLANS

ASUNTO OY LAUTTASAAREN ISOKAARI

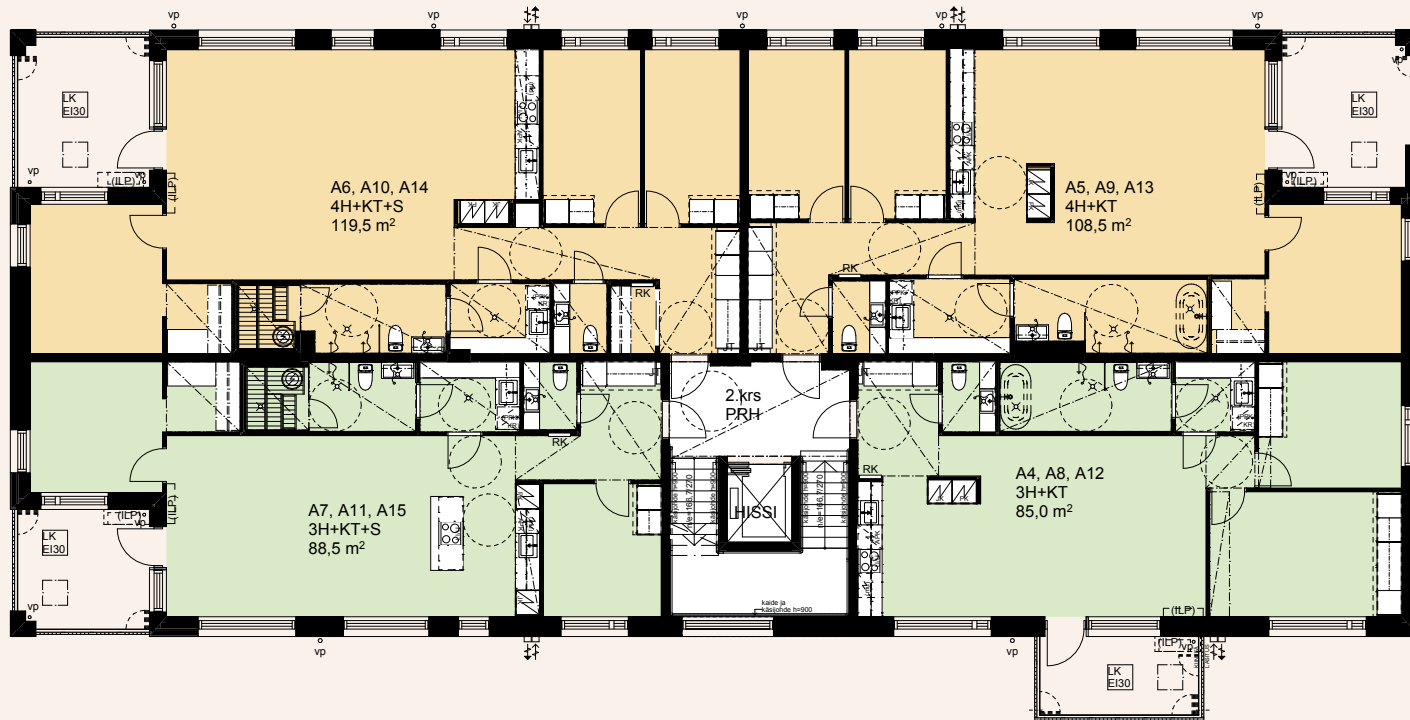
1. floor



FLOOR PLANS

ASUNTO OY LAUTTASAAREN ISOKAARI

2.-4. floors



FLOOR PLANS

ASUNTO OY LAUTTASAAREN ISOKAARI

5. floor



FLOOR PLANS

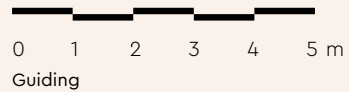
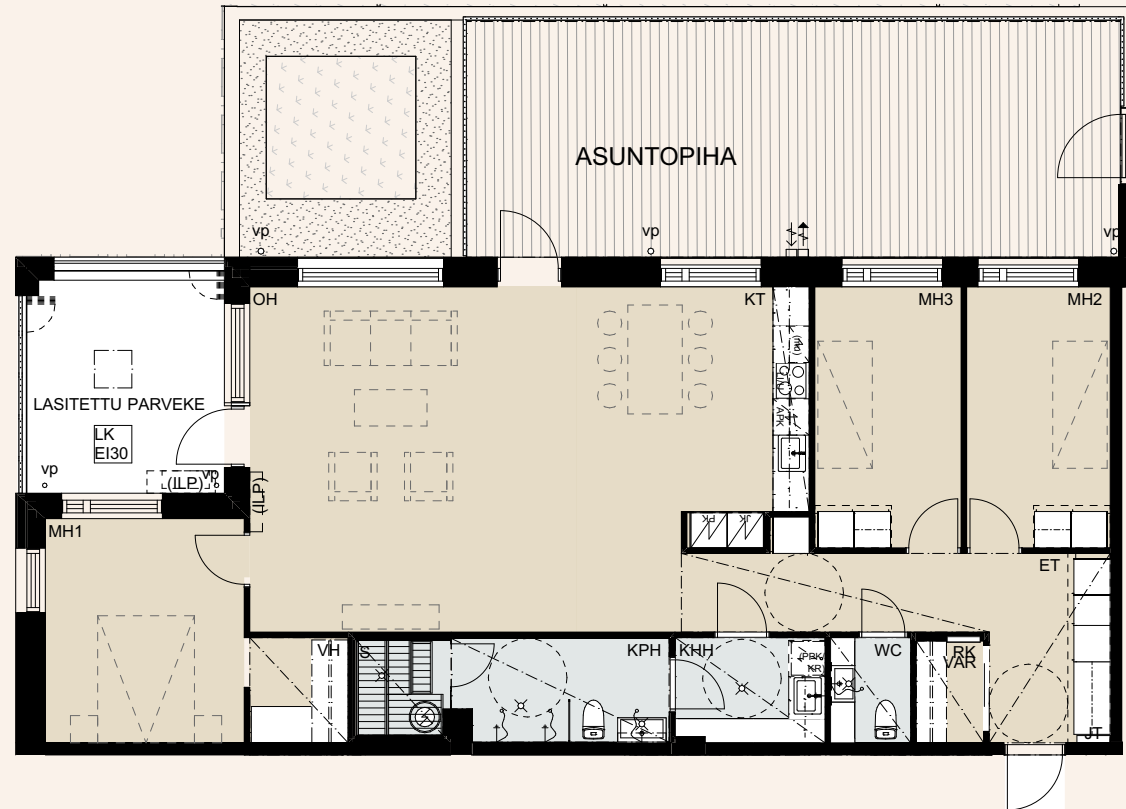
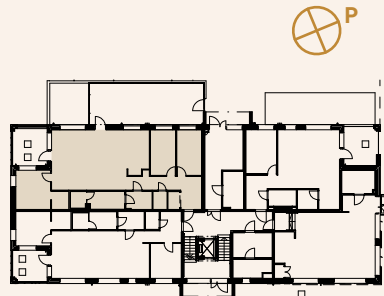
ASUNTO OY LAUTTASAAREN ISOKAARI

119,5 m²

4 rooms + kitchen + sauna

A2

1. floor



FLOOR PLAN

ASUNTO OY LAUTTASAAREN ISOKAARI

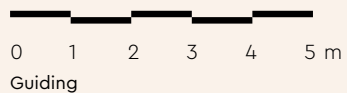
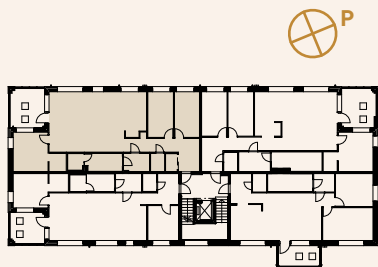
119,5 m²

4 rooms + kitchen + sauna

A6 2. floor

A10 3. floor

A14 4. floor



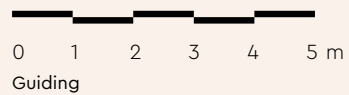
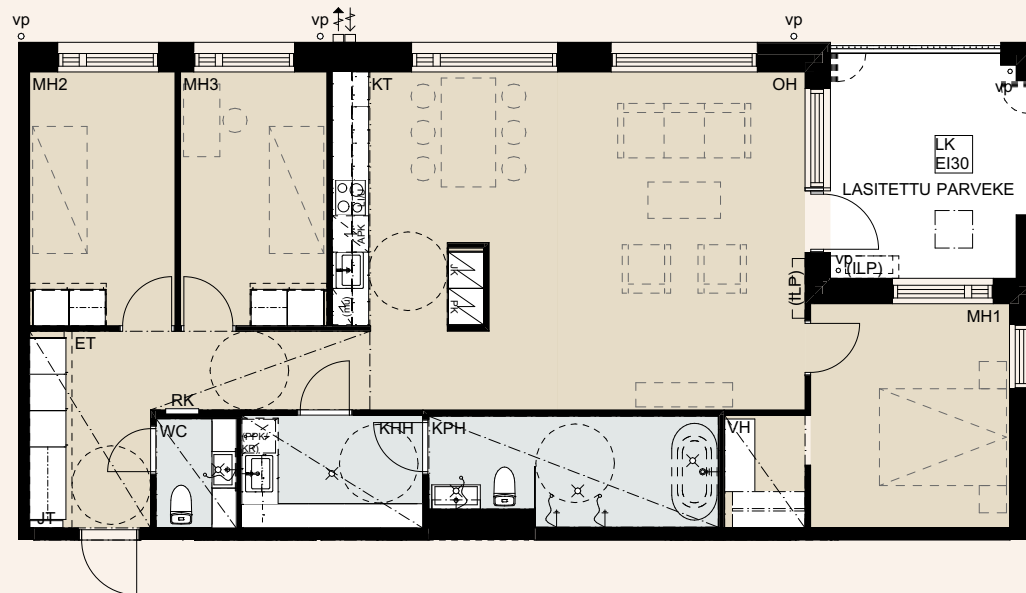
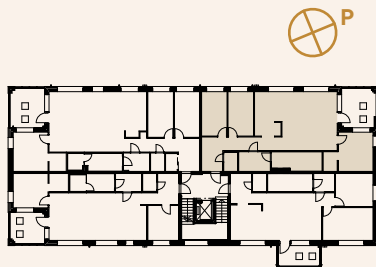
FLOOR PLAN

ASUNTO OY LAUTTASAAREN ISOKAARI

108,5 m²

4 rooms + kitchen + sauna

- A5 2. floor
- A9 3. floor
- A13 4. floor





FLOOR PLANS

ASUNTO OY LAUTTASAAREN ISOKAARI

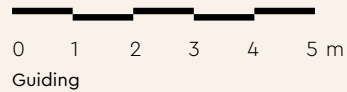
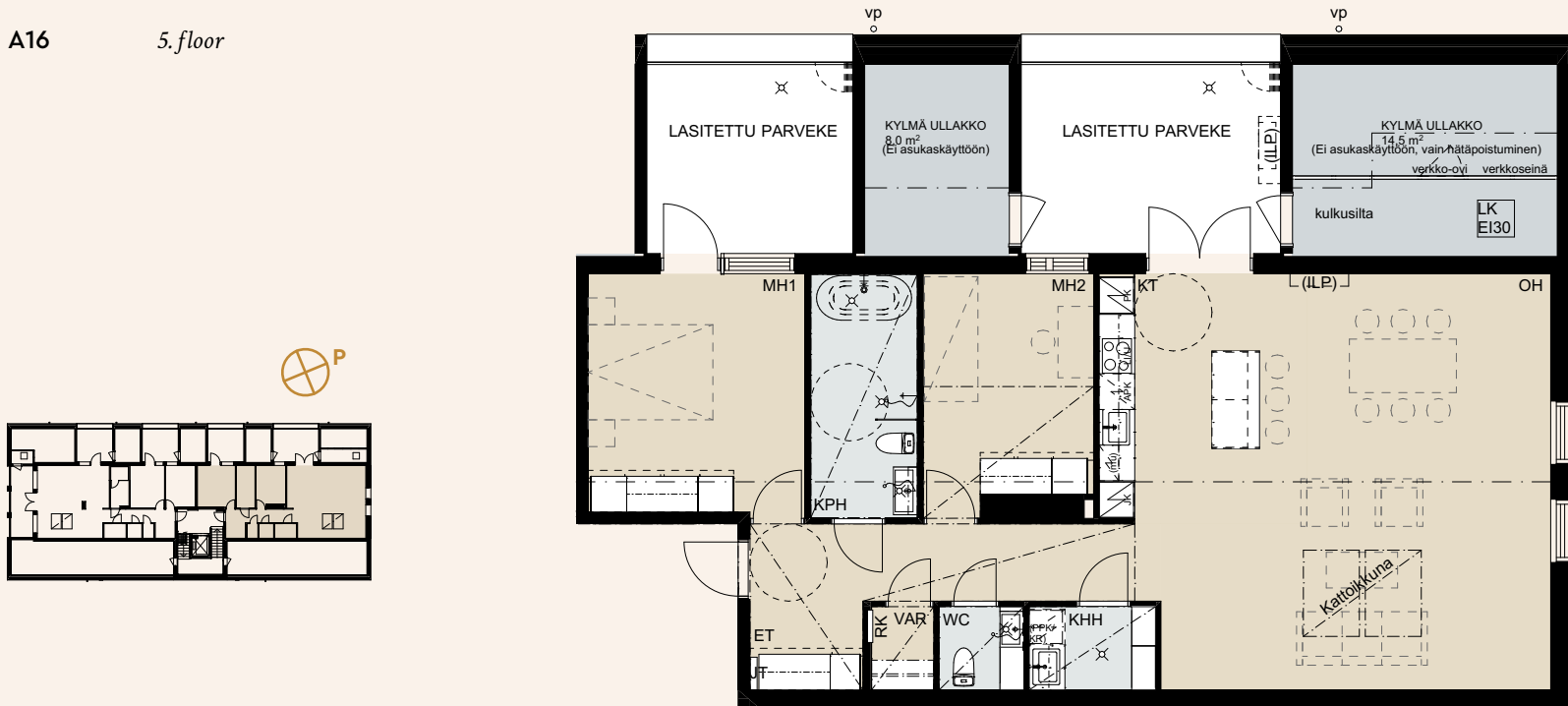
The 5th floor apartments (A16 and A17) can also be combined at an early stage of construction to create a unique full-floor penthouse apartment!

104,5 m²

3 rooms + kitchen

A16

5. floor



FLOOR PLANS

ASUNTO OY LAUTTASAAREN ISOKAARI

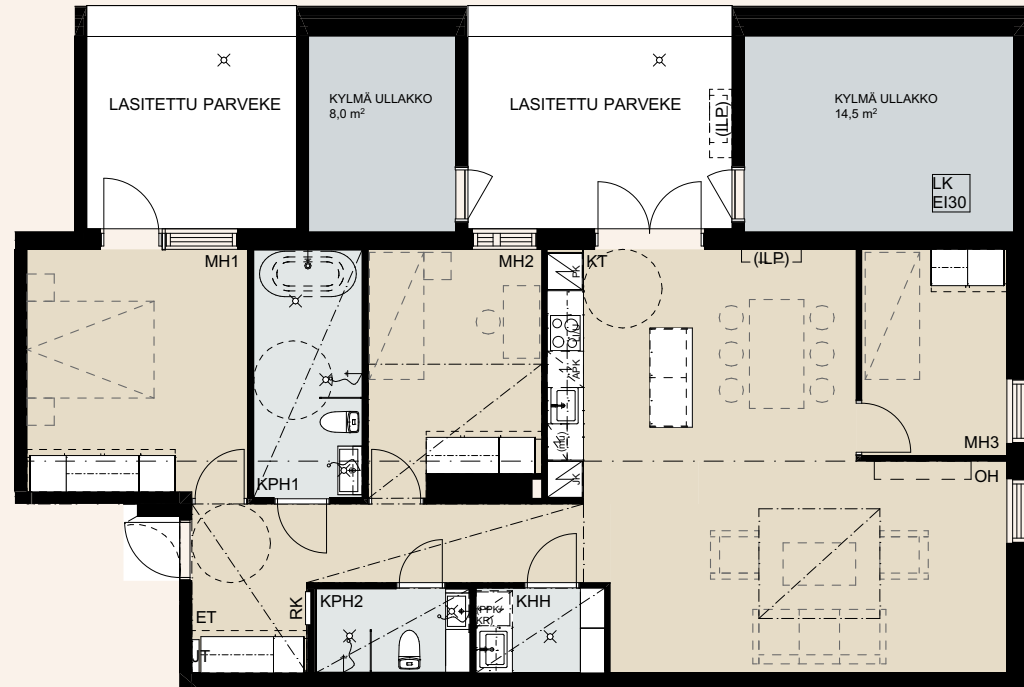
104,5 m²

3-4 rooms + kitchen

A16

5. floor

ALTERNATIVE
LAYOUT



0 1 2 3 4 5 m
Guiding

FLOOR PLAN

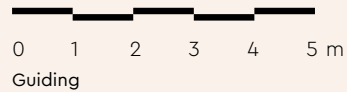
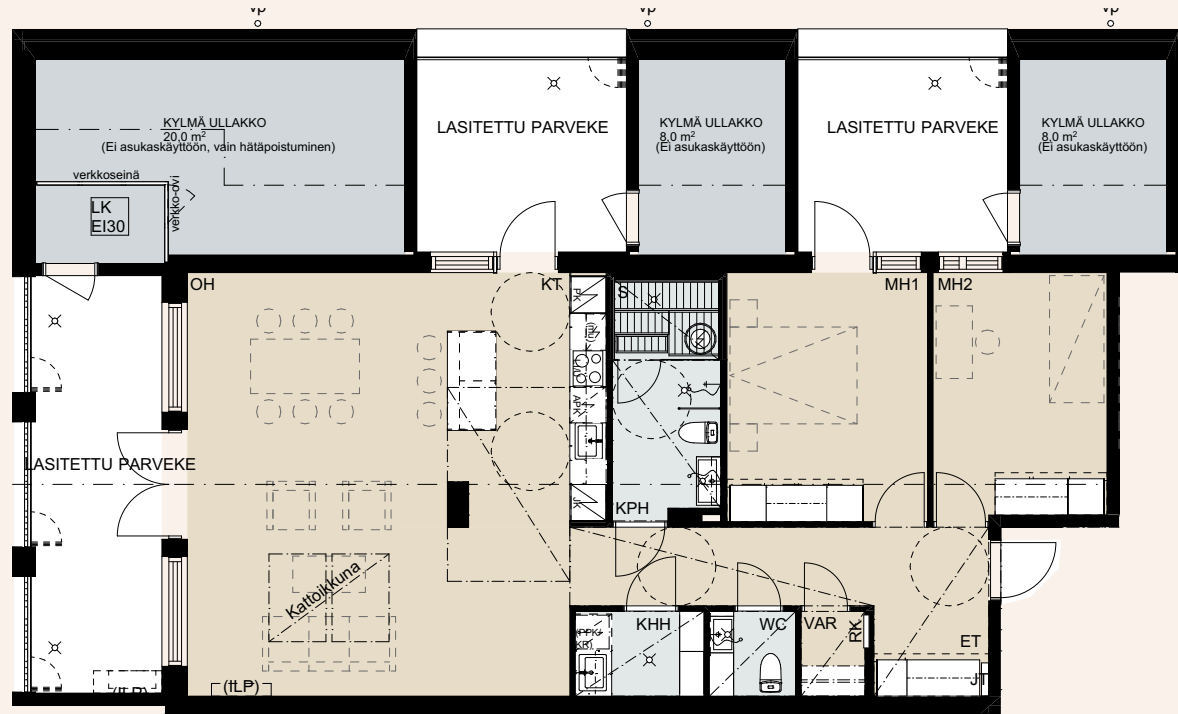
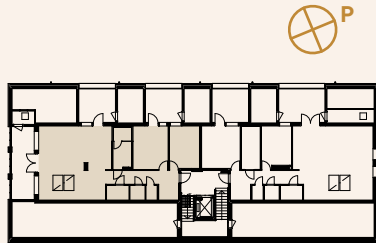
ASUNTO OY LAUTTASAAREN ISOKAARI

The 5th floor apartments (A16 and A17) can also be combined at an early stage of construction to create a unique full-floor penthouse apartment!

100,0 m²

3 rooms + kitchen + sauna

A17 5. floor



FLOOR PLAN

ASUNTO OY LAUTTASAAREN ISOKAARI

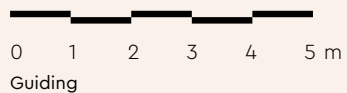
100,0 m²

3-4 rooms + kitchen + sauna

A17

5. floor

ALTERNATIVE
LAYOUT





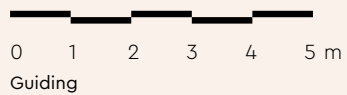
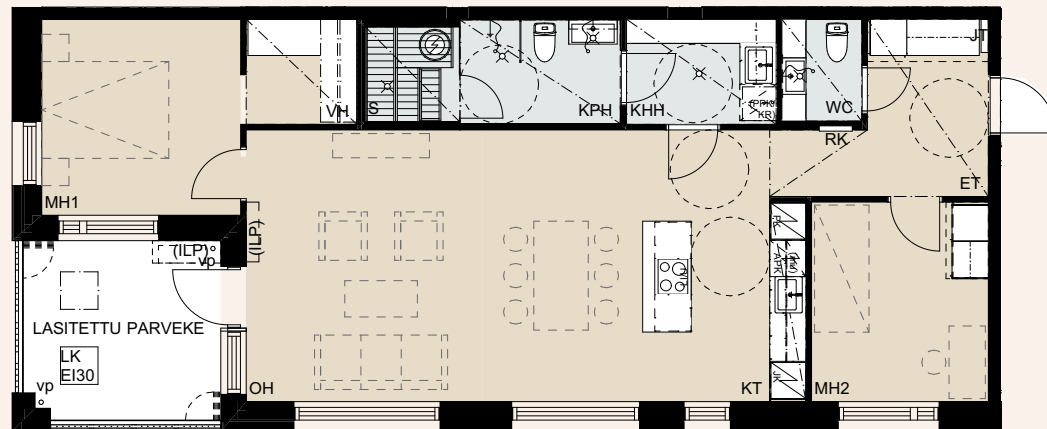
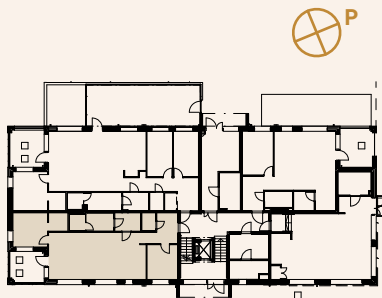
FLOOR PLAN

ASUNTO OY LAUTTASAAREN ISOKAARI

88,5 m²

3 rooms + kitchen + sauna

- A3 1. floor
- A7 2. floor
- A11 3. floor
- A15 4. floor



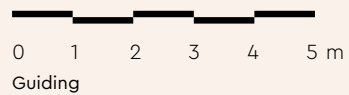
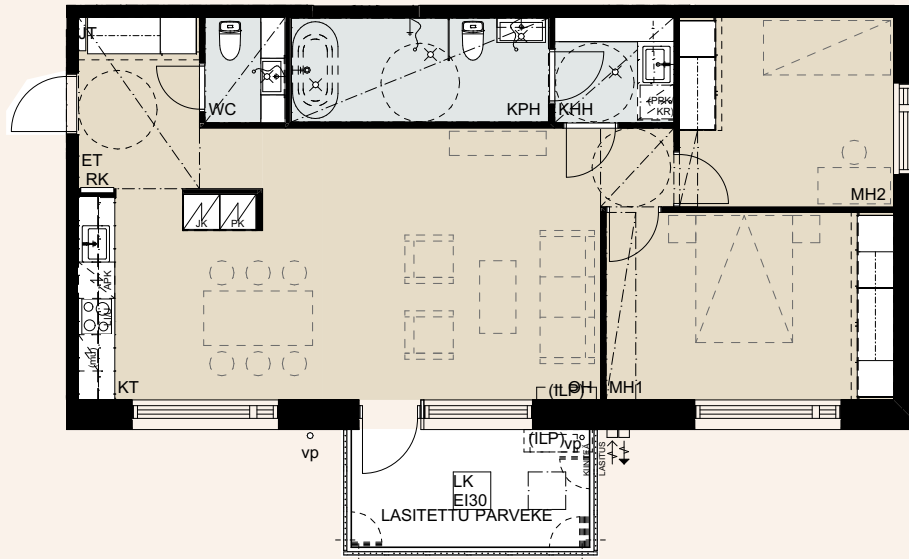
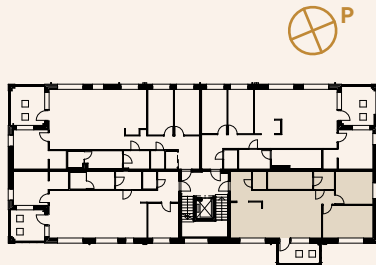
FLOOR PLAN

ASUNTO OY LAUTTASAAREN ISOKAARI

85,0 m²

3 rooms + kitchen + sauna

- A4 2. floor
- A8 3. floor
- A12 4. floor



FLOOR PLAN

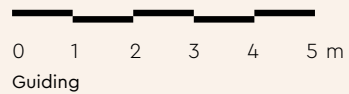
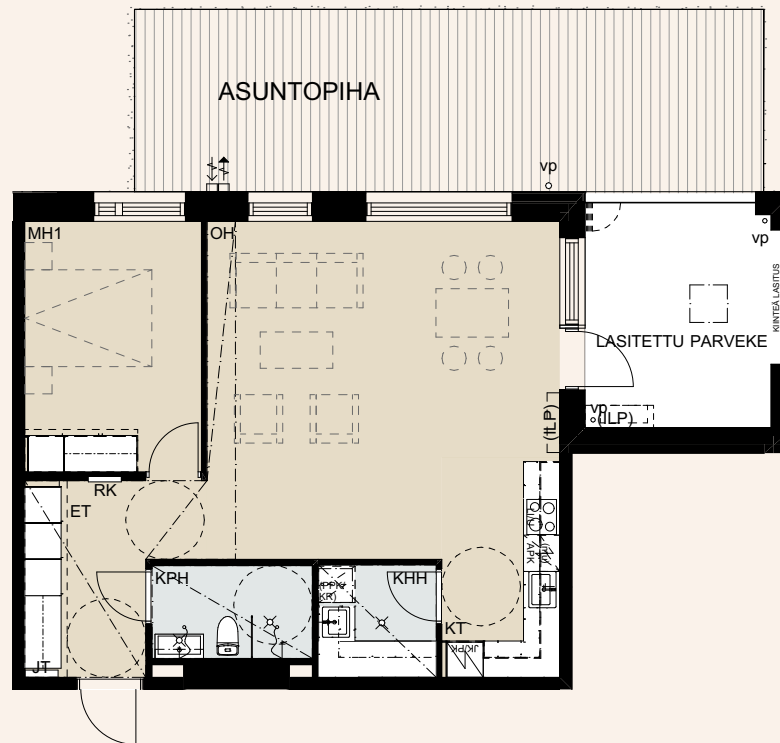
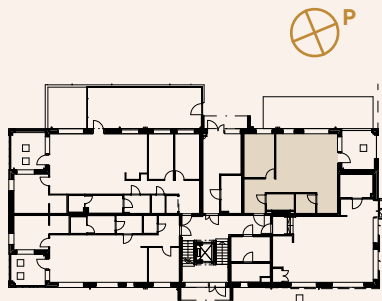
ASUNTO OY LAUTTASAAREN ISOKAARI

66,0 m²

2 rooms + kitchen

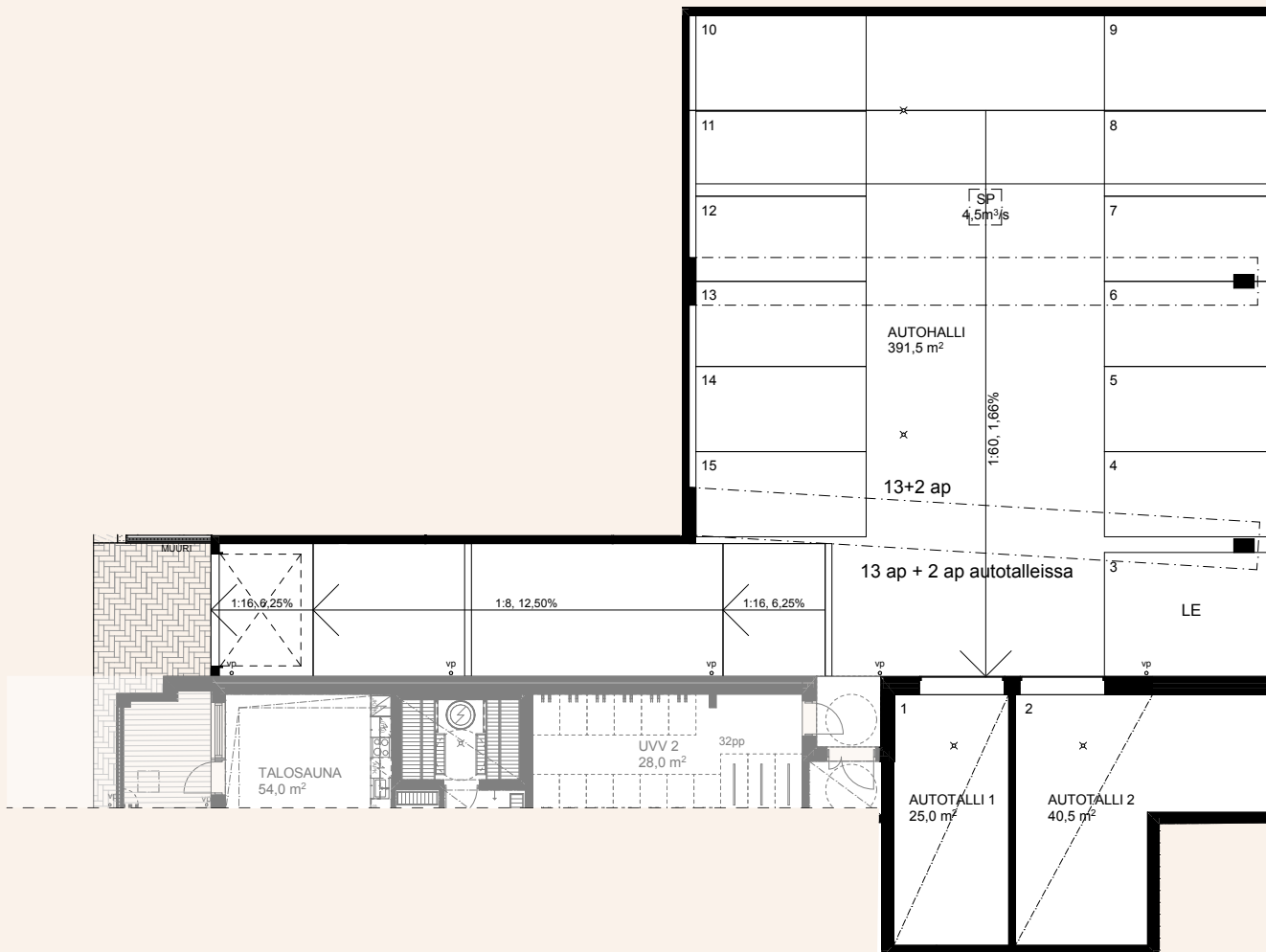
A1

1. floor



PARKING SPACES

ASUNTO OY LAUTTASAAREN ISOKAARI



15 parking spaces in total

13 spaces in the underground parking facility on the basement level. 2 garage spaces adjacent to the parking facility.

The parking facility is accessible from the basement. Every parking space is equipped with a heating post and an electric vehicle charging point.

↖ ULOSAJO

→ SISÄÄN TALOON

24

13

2

11

10

6





EVENT SPACE "RIXI" AND SAUNA FACILITIES

ASUNTO OY LAUTTASAAREN ISOKAARI

The housing company's shared event space "Rixi" serves as an extension of each shareholder's own living room. Located on the first floor, the space provides a cosy and functional setting for larger family celebrations and evening gatherings as well as for a wine club or craft group, for example.



The excellent communal sauna in the basement invites residents to enjoy relaxed bathing sessions alone, with family or with a neighbour. There is direct access from the sauna area to a glazed terrace for cooling down.



BUILDING SPECIFICATION

ASUNTO OY LAUTTASAAREN ISOKAARI, ISOKAARI 24, 00200 HELSINKI

For sale 23.4.2026

GENERAL

Asunto Oy Lauttasaaren Isokaari, Helsinki is located in Lauttasaari at the address Isokaari 24, 00200 Helsinki, on the property 91-31-89-7. The company is built in accordance with Lauttasaari traditions, adapting to the landscape, terrain and surrounding building stock and scale. The company will comprise a five-storey single-staircase residential apartment building and an underground parking facility for company use. The company has a total of 17 ownership apartments. Common areas, the sauna section, club room, laundry room, drying room, pram storage, outdoor equipment storage, personal storage and technical spaces are located in the building's basement and ground floor in accordance with the floor plans. Some apartments have their own apartment saunas. The company will own and manage commercial premises in accordance with the zoning plan, the use of which is the company's responsibility.

The company has a total of 15 parking spaces, of which 13 are located in the parking facility and 2 in garages accessible from the parking facility. (The parking facility is partly located on the neighbouring plot, for which a joint arrangement and easement agreement has been drawn up.)

Construction complies with current building regulations, decrees and building permit conditions as well as the 2020 energy regulations. The building will achieve energy class A.

Main and architectural design by Arkkitehdit Hannunkari & Mäkipaja Oy.

STRUCTURES

The building is of concrete construction, founded on ground-bearing foundations in accordance with the foundation engineering and structural plans.

The building's ground, intermediate and upper floors are in-situ cast concrete slabs. The roof form is a gable roof and the roofing material is roof tiles.

External walls are precast reinforced concrete element walls. Walls between apartments and between apartments and stairwells are reinforced concrete elements. Internal lightweight partition walls within apartments are metal-framed plasterboard partitions, and in wet rooms, partition boards suitable for wet rooms. Internal doors in common areas are partly metal-framed and partly wooden factory-painted flush doors.

FACADES

Facades are mainly on-site laid brick with plaster rendering. Balcony back panels are wood-coloured laminate board. Ground-floor facades are mainly on-site laid brick with plaster rendering and partly clad with slate stone. Facades are constructed in accordance with architectural plans.

BALCONIES AND TERRACES

Balcony slabs are reinforced concrete slabs. Balcony railings are mainly metal pin railings and balconies are glazed in accordance with architectural plans.

Balcony floor material is balcony matting in accordance with architectural plans, and the surface material of terraces outside the structural frame is brown pressure-treated wood in accordance with the landscape plan.

WINDOWS

Apartment windows are mainly inward-opening wood-aluminium MSE windows. The outer sash and frame cladding are powder-coated aluminium. Wooden parts in dry rooms are opaque painted, shade is the manufacturer's standard white.

Window fittings and handles are the window manufacturer's standard fittings. Apartment windows and french doors are fitted with venetian blinds as standard.

DOORS

Apartment floor-level doors are oak veneer-faced, single-leaf, fire-compartmentalised, decibel-rated doors. Apartment internal doors are factory-painted rebated flush and sliding doors. Door fittings are chrome-plated. Apartment sauna doors are glass. Balcony doors are glass doors.

Stairwell external doors are wood-clad metal glass doors. The stairwell external door is fitted with a code lock and door phone with audio and camera. External doors to common areas are of metal construction.

Living room, hallway, wardrobe and kitchen floors are strip parquet. Flooring is installed under refrigeration and dishwasher appliances but not under built-in units and wardrobes. Skirting board colour is close to the floor shade.

BATHROOMS

Bathroom floors and walls are tiled in accordance with architectural plans. Ceilings have timber panelling. Fittings include a washbasin unit with drawers, mirror cabinet, shower screen, towel hooks, toilet roll holder in accordance with apartment-specific plans.

SAUNAS

Some apartments have their own apartment sauna. Sauna floors are tiled as in the bathrooms; walls and ceilings are timber panelled. The wall facing the bathroom is glass.

SEPARATE WC AND UTILITY ROOM

Some apartments have a separate WC or utility room in addition to the bathroom. The floors of these spaces are tiled and the walls plastered and painted. Ceilings are plastered and painted or alternatively

panelled. Connection provisions for a washing machine and in some cases a tumble dryer are in separate utility rooms. The fittings vary by apartment in accordance with special plans.

KITCHENS

Apartment kitchens are implemented in accordance with architectural plans and the kitchen supplier's plans. Worktops are quartz and the splashback is tiled. The sink is undermounted to the kitchen worktop. Kitchens are equipped with an induction hob, built-in oven and microwave, integrated dishwasher and a fridge-freezer combination or separate fridge and freezer in accordance with architectural plans. Extractor fans with active carbon filters in accordance with special plans.

SURFACE MATERIALS

Living room walls and ceilings are plastered and painted. Dropped ceilings and boxing indicated in the floor plans are plastered and painted.

HEATING, WATER AND DRAINAGE

Energy efficiency class A in the residential apartment building use category. The heating system is water-circulated underfloor heating connected to ground-source heat. The underfloor heating manifold is located in the wardrobe unit side panel in accordance with the floor plans. Bathrooms, saunas, separate WCs and utility rooms have electric underfloor heating.

The building is connected to the city's water and drainage network. The company has apartment-specific cold and hot water metering.

VENTILATION AND COOLING

Apartments have apartment-specific supply and exhaust ventilation with heat recovery. Heat recovery units are located within the apartment in accordance with architectural plans. Apartments have cooling connected to the ground cooling system; cooling is distributed through the apartment floors.

Additional apartment cooling via air-source heat pumps, the locations of which are indicated in the architectural plans.

ELECTRICAL AND AUTOMATION

The company is connected to the local electricity network and cable television network.

The locations of electrical, aerial and data socket outlets in apartments are shown in the electrical point drawings attached to the contract of sale.

The property is equipped with structured cabling enabling data transfer. The property connection provides internet access to the selected operator's broadband network.

Apartments are equipped with battery-backed, mains-powered smoke detectors.

LIFT

The lift is a standard machine-room-free residential building lift.

PARKING SPACES

Parking spaces are located in an unheated parking facility beneath the yard deck. The entrance door is locked and opens from outside by remote control and from inside automatically as you approach the door. The parking facility has direct access to the building's basement. Parking spaces are individually numbered shares sold separately. Parking spaces are equipped with electric vehicle charging points.

The maximum charging power of electric vehicle charging points is 11 kW and they have dynamic load management, which reduces the charging power of individual spaces as the load increases; energy billing is through the operator (E Tolppa).

WASTE

The company's waste room is located in the basement with access through the basement and from outside. Collection containers for mixed waste, bio-waste, cardboard, paper, metal, glass and plastic packaging.

OUTDOOR AREA

The company's outdoor area is formed on the west side of the building. The outdoor area has pleasant relaxation and play areas. The outdoor area surfaces consist of green areas, plantings and paved surfaces in accordance with the landscape plan.

Evacuation in case of fire takes place via the balconies downward to the balcony of the lower floor.

PERSONAL STORAGE

Each apartment has a numbered warm personal storage space.

The spaces are located on the lowest floor of the company.

Outdoor equipment and pram storage are located in the places indicated in the plans.

COMMON AREAS

The sauna section/club room is located in the basement, and the laundry room and drying room are on the company's first floor.

ADDITIONAL WORKS AND MATERIAL SELECTIONS

The customer may order alteration or additional works for their apartment in accordance with a separate brochure and schedule.

PLEASE NOTE

The information in this brochure is based on data available on 23 April 2026. The developer reserves the right to modify the information presented in this brochure.

The apartments and common areas are accessible.

The developer reserves the right to make changes to the plans as well as to replace materials and/or structures, provided that such changes do not materially reduce the general quality level defined for the project and are required due to construction progress.

Due to building services installations, minor suspended ceilings, enclosures, or hatches may need to be added to the apartments during construction, for example for fire dampers or similar technical elements.

The images in this brochure are intended to illustrate the appearance of the building and its interiors. The colours and details shown may therefore differ from the shades and finishes defined in the final design documents.

Furniture symbols shown with dashed lines in the drawings are indicative reservations for illustrative purposes only and are not included in the price.

If disagreements arise between the consumer and the company that cannot be resolved through mutual negotiation, Finnish law allows matters related to the purchase of a dwelling to be handled by the Consumer Disputes Board (www.kuluttajariita.fi).



ASUNTO OY LAUTTASAAREN
ISOKAARI



PATH TO YOUR OWN HOME

- 1 Pre-marketing**

Reserve yours immediately and confirm the reservation with a reservation agreement.
- 2 Start of sales and construction**

Security documents at the bank in accordance with Chapter 2 of the Housing Transactions Act and a construction phase security has been set for the project. Sales begin. Please familiarise yourself carefully with the RS documents. You will receive Locka credentials and can begin selecting materials. You will receive updates from the construction site on the progress of the work.
- 3 Shareholders' meeting**

When 25% of the project has been sold, a shareholders' meeting is held at which a construction works inspector and auditor can be appointed.
- 4 Topping-out ceremony**

The building has reached ridge height and the interior wall phase. You can take a peek at the apartment under construction and celebrate the topping-out ceremony.
- 5 Move-in letter**

The move-in letter contains important information about the approaching completion, including the confirmed moving date. Please read the move-in letter carefully.
- 6 Move-in inspection**

You can inspect the apartment and submit any observations for the construction site to finalise before completion.
- 7 Completion**

Check that the final instalments and modification work have been paid on time. Keys are handed over in accordance with the move-in letter. Time to release the construction phase security. A post-construction phase security is set for the project. The insolvency guarantee is valid for 10 years.
- 8 Management transfer meeting**

Varte transfers management to the housing company.
- 9 Annual inspections**

Any defects are identified and remedied. Time to release the post-construction phase security..

* The RS security system has been in use since the 1970s and was incorporated into the Housing Transactions Act in the mid-1990s. It is a regulatory framework developed to protect the homebuyer. The security is a statutory payment that the founding shareholder — that is, the future owner of the apartment — must deposit in a bank to safeguard against bankruptcy and construction defects. These securities protect your most important asset and ensure that your home is built in accordance with the agreed plans.

Planning initiated



1

Pre-marketing



2

Sales and construction commencement

Begin material planning

Satisfaction survey

3



Shareholders' meeting

Surface-material selections close



5

Move-in letter



4

Topping-out ceremony

Satisfaction survey



6

Pre-move inspection

Satisfaction survey



9

Annual inspections

Satisfaction survey



7

Completion

Satisfaction survey



8

Management handover meeting





ASUNTO OY LAUTTASAAREN
ISOKAARI

[VARTE.FI/ISOKAARI](https://varte.fi/isokaari)

Varte Oy

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Myynti 029 080 4040 | myynti@varte.fi

