



| Pre-marketing |

# PERFECTED TO EXCELLENCE

*A home in Tapiola*



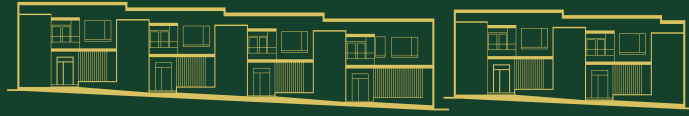
ASUNTO OY ESPOON

**KVARTSIHEIKKI II**





*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 ESPOON

# KVARTSIHEIKKI II

| Valkjärventie 7, 02130 Espoo |

*Perfected to excellence quality in Tapiola.*

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# ASUNTO OY ESPOON KVARTSIHEIKKI II

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*Kvartsiheikki II, to be built in peaceful North Tapiola, elegantly continues the tradition of atrium houses in the garden city, with thoughtful refinement and excellence perfected to the highest level.*

Kvartsiheikki II is the second part of a four-housing-company complex planned for the plot, forming a new chapter in the history of a neighbourhood known for its architecture. The only detached-house development in the area, Kvartsiheikki II rises in the shelter of the modern apartment building Kvartsiheikki I, which will be built first, on the quiet rear and inner edges of the lush plot. The housing company comprises two well-proportioned and carefully designed terraced houses – one with four and the other with two high-quality low-rise apartments.

## **SPACIOUS AND HIGH-QUALITY LIVING**

The low-rise homes of Kvartsiheikki II have been designed to offer residents a sense of spacious brightness and calm seclusion. Ranging from 121 to 135 square metres, the floor plans are ideally suited to the needs of families with children and couples who value a generous sense of space – and to changing life situations as years and decades pass.

The generous two-storey spaces are naturally divided into different zones for togetherness, relaxation, and concentration. On the ground floor, the kitchen and dining and living areas form one continuous space. Each apartment's upper floor has 3 bedrooms and a lobby that can also serve as a home office. This makes the homes not only practical but also extremely pleasant to live in.

The design of the apartment layouts also emphasises the privacy typical of detached houses. Views are controlled carefully, and the connection to the surrounding greenery is maintained at all times. This brings the relaxed atmosphere of Tapiola's garden city into everyday life.

## **ATRIUM-STYLE GARDEN COURTYARDS**

The charming atrium courtyards are something Tapiola is truly known for. They are thematically present in the Kvartsiheikki low-rise homes as well. Each apartment's main entrance has its own privately fenced courtyard, accessible from the living room and via a gate from the yard path. The upper floors of the apartments also feature partly covered and glazed terraces, allowing enjoyment of outdoor spaces even in spring and autumn.

## **ELEGANCE AND QUALITY IN EVERY DETAIL**

In Kvartsiheikki II, every solution and choice has been made thoughtfully, right down to the smallest details. The proportions, the rhythm of the spaces, and the material choices for the interiors form a whole in which elegance is not superficial but a natural part of a homely ensemble. The interior surface finishes and fixed furnishings have been chosen in a way that provides aesthetic pleasure and lasting functionality far into the future.

## **PARKING FOR ONE OR TWO CARS**

A total of 13 parking spaces are available for the apartments of Kvartsiheikki II, sold as separate shares. Some spaces are in the car park and some in the housing company's courtyard, which also features a dedicated children's playground shared by the Kvartsiheikki housing companies. An electric vehicle charging station and an electrical heating post can be added to any parking space as an alteration work.

## **MODERN AND UNOBTRUSIVE HEATING SOLUTIONS**

The low-rise homes of Kvartsiheikki II are heated by renewable and ecological ground-source heat, which keeps heating costs moderate while also increasing the company's value. Water-based underfloor heating makes interior decorating easy and provides opportunities for individual solutions.

*Kvartsiheikki II is a high-quality low-rise development in which absolutely everything has been honed to the highest level: quality, elegance, homeliness, and comfort. A very warm welcome to come and explore!*



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“KVARTSIHEIKKI WILL BECOME A SOURCE OF PRIDE FOR OUR FAMILY COMPANY, CREATING NEW VALUE IN NORTH TAPIOLA.

Harri Koho  
*Deputy CEO, Varte Oy*

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. Ever since, our strength has been versatile expertise. Over the years our sites have seen the construction 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 history of over 30 years.

**A GENUINE AMBITION FOR CONSTRUCTION**

The high quality of the projects we build is something we are proud of. Our goal 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 the international ISO 9001 quality management system.

# *A light-celebrating whole honours the architecture of the garden city*

The starting point for the design of Kvartsiheikki I-III has been to create a distinctive and high-class building complex that complements the building stock of North Tapiola with powerful ideas and a streamlined identity. The central values of the design are the principles familiar from Tapiola garden city: expansive landscape spaces,

the skilful integration of natural elements into the block structure, careful treatment of the ground level, and a high architectural standard for the new buildings, following a reasonable scale. In addition, the character of Tapiola is visible in the shapes and proportions of the new buildings and the spaces between them.

The sculptural and understated aesthetics of the buildings create a unified and elegant appearance for the whole. Fresh, restrained, and assured solutions have been used in the exterior architecture of the new buildings, fitting them into the surrounding environment while respecting the history and spirit of the area.

**HANNU JAAKKOLA**, *Architect SAFA, Jaakkola Architects*  
**MARKUS HEINONEN**, *Architect SAFA, Jaakkola Architects*





## A HOLE-IN-ONE FOR THOSE WHO LOVE CULTURE, SPORTS AND ART

The area north of Tapiola was mostly built between 1960 and 1990. It is also known as South Laajalahti. Green and diverse North Tapiola consists mainly of a low-rise residential area and abundant recreational opportunities, but nearby you will also find the convenient connections of Kehä I and the comprehensive services of Tapiola, which are within walking distance of less than two kilometres.


Tapiola is a significant cultural and arts environment. For those who enjoy these, the services of the Espoo Cultural Centre, Kino Tapiola, the city museum, and the city theatre are easily accessible, and the Espoo Museum of Modern Art (EMMA) is only 1.5 kilometres away.

Greenery is powerfully present at Kvartsiheikki II. From next door you can go directly to Väinö Honkanen Park, and the Tapiola residents' park, just a few hundred metres away, connects to the magnificent Silkkiniitty meadow. The sea is also close – the maritime landscapes of the Laajalahti outdoor area are only one kilometre away. For golfers, Tapiola Golf offers playing opportunities just a kilometre away.

*Convenient  
connections to  
Kehä I.*



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*Atrium-style gardens  
provide the setting for  
relaxation alone or  
together.*

## EFFORTLESS SMALL GARDEN AREAS IN EVERY APARTMENT

The garden areas designed for the low-rise homes of Kvartsiheikki II are a bow to the functionalist building tradition of the garden city. The atrium-style garden areas bring nature as an inseparable part of one's own home.

The courtyards, placed in front of the houses and enclosed by fences, serve as a seamless extension of the interiors. They offer a pleasant environment for relaxing alone or spending time together, whether with family or a larger group.

The gardens are places where a summer's day can start with morning coffee while listening to birdsong, continue with the children playing safely, and end with an evening gathering with neighbours. Your own garden also provides the setting for small moments of joy and hobbies – gardening, carpentry, reading, or simply relaxing in the sunshine.



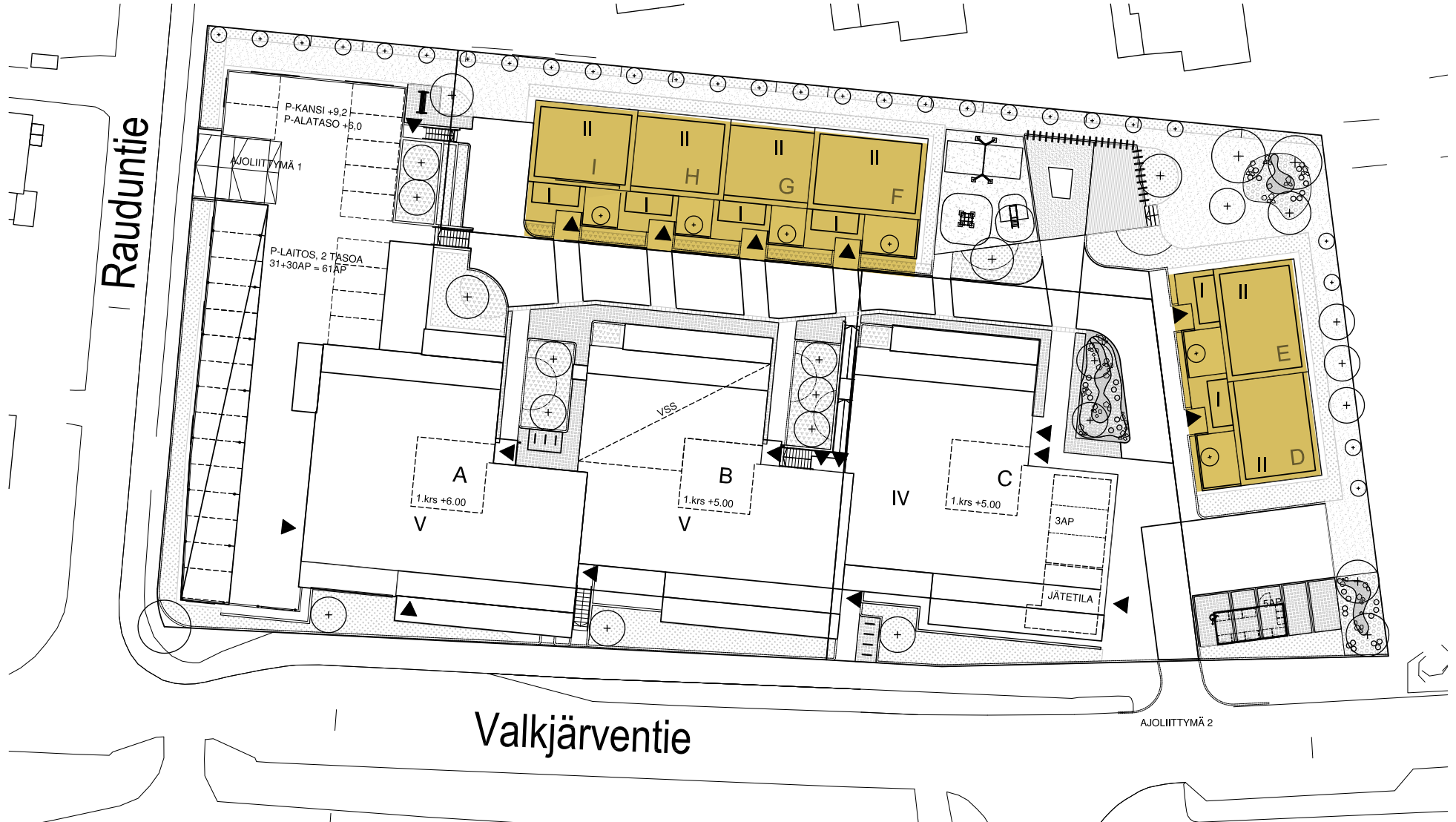


*Approximately 20 square metres of garden bring a relaxing connection with nature close at hand.*





# SITE PLAN





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# HIGH-QUALITY INTERIOR MAKES EVERY DAY SPECIAL

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Kvartsiheikki II is a dream come true for the quality-conscious interior decorator. High-quality materials bring luxury to living, and from the wide selection you can choose exactly what suits your taste. All available materials are compiled in a separate materials brochure.

The material selection for Kvartsiheikki II has been assembled with care, emphasising longevity and quality. Collections designed down to the last detail create a standard of excellence where living feels first-class every single day.

Many materials are included in the apartment price; some are available at an additional cost. The material and product selection will be refined, and more detailed information about premium-priced products and the schedule for material choices will be available when apartment sales begin.

If you wish to discuss materials or ask about possible alteration works, we are always here to help.



## 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

A high-quality and functional kitchen comes from good design that takes into account the surrounding space, durable materials, practicality for everyday use, and aesthetics. You can make choices from high-quality materials that match your personal style. Durable materials and quality appliances help ensure the apartment retains its value.

Kitchen cabinet doors are available in four colour tones, and even more are available as alteration work at an extra cost. Worktops inspired by various stone types form the basis for realising a modern interior. The whole is unified by the splashback, which can be elegant white glass or interestingly textured tiles.

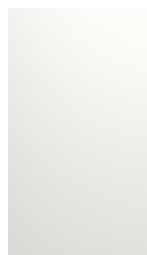
Handles unify the look of the cabinets and can also add a little edge to the interior as a whole. The tap shape can be chosen as either curved or angular.

All appliances in Kvartsiheikki II are energy-efficient and feature modern functions. Both black and integrated options are available. Some apartments have pre-allocated space for a wine cooler.





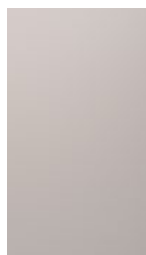
## Cabinet Doors



TML16 White matt



TML16 Light grey matt



TML16 Cashmere matt



TML16 Reed green matt



TP12P Wood-edged veneer door, light oak  
**Extra cost**



TP12P Wood-edged veneer door, hazel  
**Extra cost**



TP16P Special veneer Black TK49  
**Extra cost**

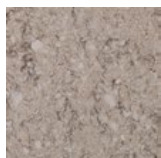


TP16P Special veneer Black TK49  
**Extra cost**

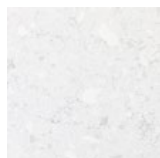
## Worktops



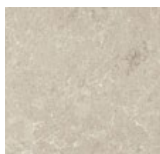
Fusion Grey Silk



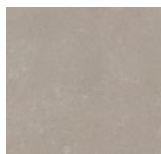
Fusion Taupe Silk



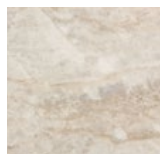
Fusion White Silk



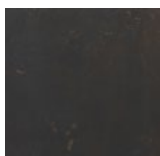
Quartz Grey Wave 20 mm  
**Extra cost**



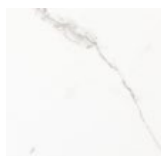
Quartz Metropol Beige 20 mm  
**Extra cost**



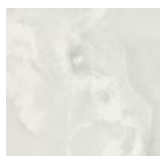
Dekton Arga X Gloss 20 mm  
**Extra cost**



Dekton Kelya 20 mm  
**Extra cost**



Keraaminen Calacatta A Matt 20 mm  
**Extra cost**



Dekton Helena XGloss 20 mm  
**Extra cost**

## Splashback



Tile Primus 10x30 white matte



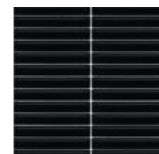
Tile Primus 10x30 taupe matte



Splashback glass white matt



Tile Mosaic Piano 2x14 matte marble  
**Extra cost**



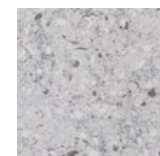
Tile Mosaic Piano 2x14 matte black  
**Extra cost**



Tile Eleganza 7,5x30 glossy beige  
**Extra cost**



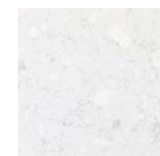
Tile Cottage 7,5x30 light grey  
**Extra cost**



Quartz Fusion Grey Silk  
**Extra cost**



Quartz Fusion Taupe Silk  
**Extra cost**



Quartz Fusion White Silk  
**Extra cost**

## Taps



Oras Optima  
2839FN



Oras Optima  
style 2734FHN



Oras Optima  
2839FN-33



Oras Optima  
SemiPro 2739F  
*Extra cost*



Oras Inspera Com-  
fort+ 3031F-81  
*Extra cost*



Oras Optima Style  
2734FHN-80  
*Extra cost*

## Sinks



Blanco Andano



Blanco Subline antrazit  
*Extra cost*



Blanco Subline tartufo  
*Extra cost*

## Handles



EDGE white



EDGE cashmere



ANTICA jet black



MILO-135 rst



LIGO white



LIGO cashmere



LIGO black



LIGO RST-look



BRUTUS oak  
*Extra cost*



FLAPP oak  
*Extra cost*

*A well-designed  
kitchen serves  
everyday needs and  
retains its value for a  
long time.*



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*Fridges and freezers*



AEG Freezer  
NAB7N181ES  
integrated



AEG Refrigerator  
NSK6D181ES  
integrated



AEG Fridge-freezer  
NSC6N181ES  
integrated



AEG Fridge-freezer  
ORC6M331EB



AEG Freezer  
OG7NA281EB



AEG Refrigerator  
RKE638E6MB

*Other kitchen appliances*



AEG  
Integrated  
microwave oven  
PSM6060B36



AEG  
Integrated  
dishwasher  
Extra cost for XXL  
interior

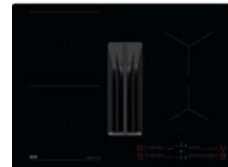


AEG  
Wine cooler  
AWUS020B5B  
Extra cost

*Hobs*



AEG induction hob OIO64C00FB



AEG Hob-extractor combina-  
tions TCH74B01CB



AEG induction hob NIO64B00IT  
Extra cost

*Oven*



AEG Built-in oven  
NBU5A20SB

Extra cost:  
pyrolysis and steam ovens (oven-micro-  
wave combination also available)

*Appliances are  
energy-efficient  
and feature modern  
functions.*

# BATHROOM

The bathroom is an atmospheric place for relaxation, but its role is also to provide a functional space for preparing for a new day and for evening routines.

An elegant spa atmosphere in the bathroom comes above all from timelessly stylish and high-quality materials. The bathroom wall and floor surfaces are tiled in a uniform look with 60 x 60 cm or even 60 x 120 cm tiles. Together with rain showers, they create an atmosphere that accentuates high quality.

The bathroom fixtures are timelessly streamlined in their aesthetics and pair beautifully with the taps. The sauna is separated from the bathroom by a glass wall, which gives both rooms a sense of spaciousness.





*Tiles*



Marazzi Appeal 60x60 grey



Marazzi Appeal 60x60 sand



Cr.Wells 60x60 matte pearl grey



Cr.Wells 60x60 matte sand



Cr.Wells 60x60 matte mocha



Ceppo De Seville 60x120 matte white  
**Extra cost**



Ceppo De Seville 60x120 matte sand  
**Extra cost**



Brystone 60x60 natural white  
**Extra cost**

*Bathrooms have been designed as harmonious and practical ensembles.*

*Furniture*



INR basin cabinet Core solid white + INR mirror cabinet Stage 80



INR basin cabinet Core solid 800 Light Sand



INR Loox light mirror (seperate wc)

## Shower walls



Vihtan Pisara 3 pivoting  
clear glass, aluminium profile



Vihtan Pisara 3 pivoting  
clear glass, black profile



Vihtan Puro 3 pivoting  
crepi glass, aluminium profile  
**Extra cost**



Vihtan Ruutu 6 fixed  
clear glass, black frame  
**Extra cost**

## Washbasin taps



Oras Optima Style  
2606FH chrome



Oras 2606FH-33  
Optima Style black



Oras 2606FH-81 Style  
Bide bronze  
**Extra cost**



Oras 2606FH-80 Style Bide  
brushed steel  
**Extra cost**

## Shower taps



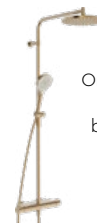
Oras  
Optima Style  
7192N-33  
black



Oras Optima Style  
7192N  
glossy chrome



Oras Optima style  
7192N-80  
brushed steel  
**Extra cost**



Oras Optima style  
7192N-81  
brushed bronze  
**Extra cost**

## Washer-dryer tower



AEG Washing machine LR834N96L  
**Extra cost**



AEG Tumble dryer TR834X85M  
**Extra cost**

*Elegance and quality down  
to the last detail.*

**Electric sauna heater**



Harvia Cilindro  
separate control panel



Harvia Cilindro  
separate control panel,  
black  
**Extra cost**

**Accessories**



Cello Modena  
black matte or stainless



Cello toilet paper holder  
matt black or stainless



Cello Modena  
brass  
**Extra cost**



Cello Modena  
white  
**Extra cost**

**WC pan**



IDO Glow Modern



Flush buttons Sigma01  
matte chrome, white



Flush button  
Sigma40 brass  
**Extra cost**



Flush button Sigma20  
matte black/design  
ring glossy black  
**Extra cost**



Flush button Sigma40  
brushed red gold  
(compatible with Oras brushed  
bronze -water fixtures)  
**Extra cost**

# WALLS AND FLOORS

The tones of the walls and floor create the foundation for the overall atmosphere of the home and the framework for the interior. Choices made carefully and in good taste stand the test of time and allow for different interior solutions.

Wall colours can be selected from three sensory tones, which have been pre-selected to harmonise with the other colour surfaces in the home. For example, acoustic panels can also be installed in bedrooms, creating a calming soundscape in the space.

The floor material is a high-quality, modern, and long-lasting vinyl that stands the test of time. You can choose the tone that best suits your style from three different options. A prestige-evoking parquet is also available, which can also be executed in a trendy herringbone or chequerboard pattern.





*Walls*



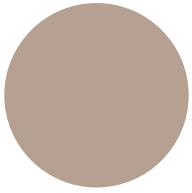
F487  
Feather



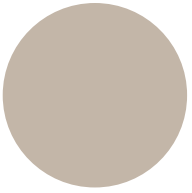
H484  
Mulberry



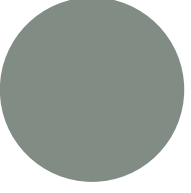
Y487  
Piazza



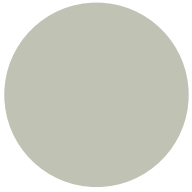
K480  
Tamarisk  
Extra cost



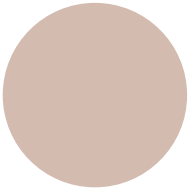
V484  
Driftwood  
Extra cost



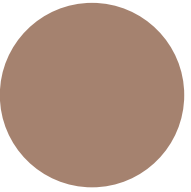
N494  
Nephrite  
Extra cost



J446  
Flannel  
Extra cost



X420  
Maiden  
Extra cost



S471  
Etruscan  
Extra cost

*Floors*



Vinyl  
Contemporary Oak  
Natural



Vinyl  
Season Oak Beige



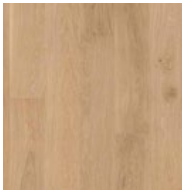
Vinyl  
Modern Oak Classical



Oak parquet  
Dazy  
1S 160mm  
Extra cost



Oak parquet  
Sandstone  
1S 160mm  
Extra cost



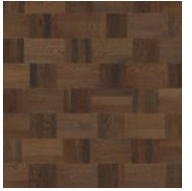
Oak parquet  
Essence Plank XT  
1S 190mm  
Extra cost



Herringbone parquet  
Meister PS500  
Oak Natural  
Extra cost



Chequerboard  
parquet  
Oak Noble Soho  
Extra cost



Chequerboard  
parquet  
Oak Noble Wasa  
Extra cost

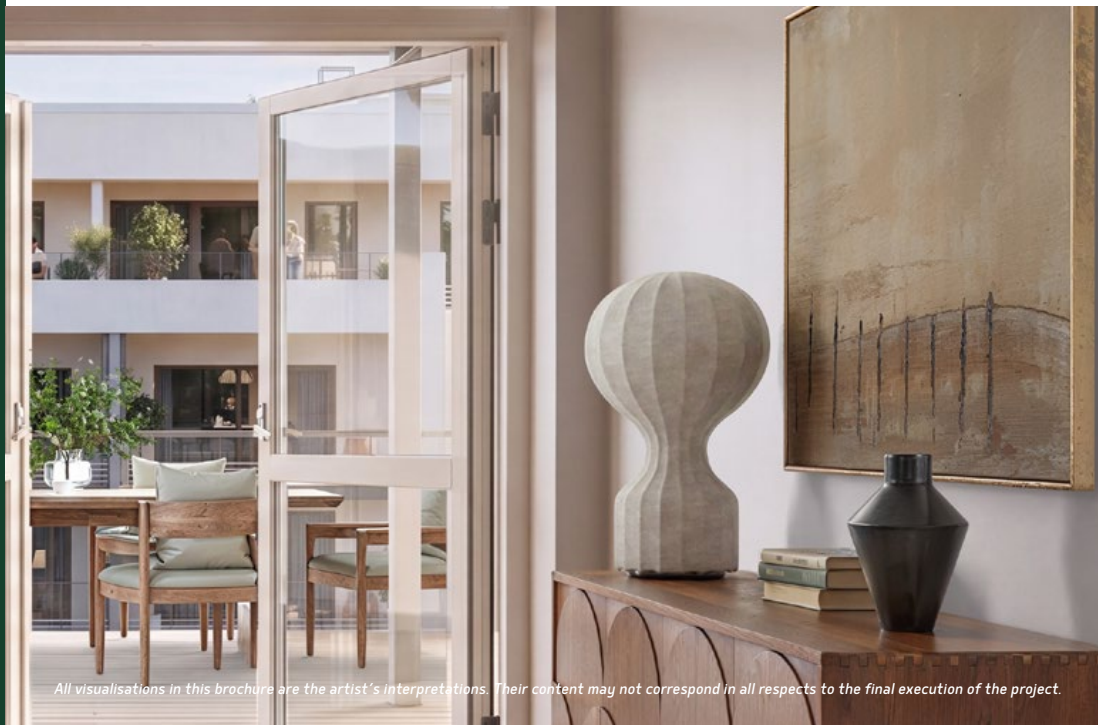
# SMART SOLUTIONS

Lighting is an element in the overall interior design that significantly affects the atmosphere. The lighting in Kvartsiheikki II has been designed to create comfort at all times of the day and year. The modern lighting solution also reduces energy consumption and improves safety.

Kvartsiheikki II has been fitted with the easy-to-use digital Yale Linus L2 smart locking system. Thanks to this, you can move around the company's premises easily with a single key. The locking system can also be expanded, for example, to include the housing company's booking systems.

*For further details and  
fixture specifications, see  
our materials brochure :*

*[www.varte.fi/  
kvartsiheikki2](http://www.varte.fi/kvartsiheikki2)*



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*Perfected  
homeliness.*





# APARTMENT LIST

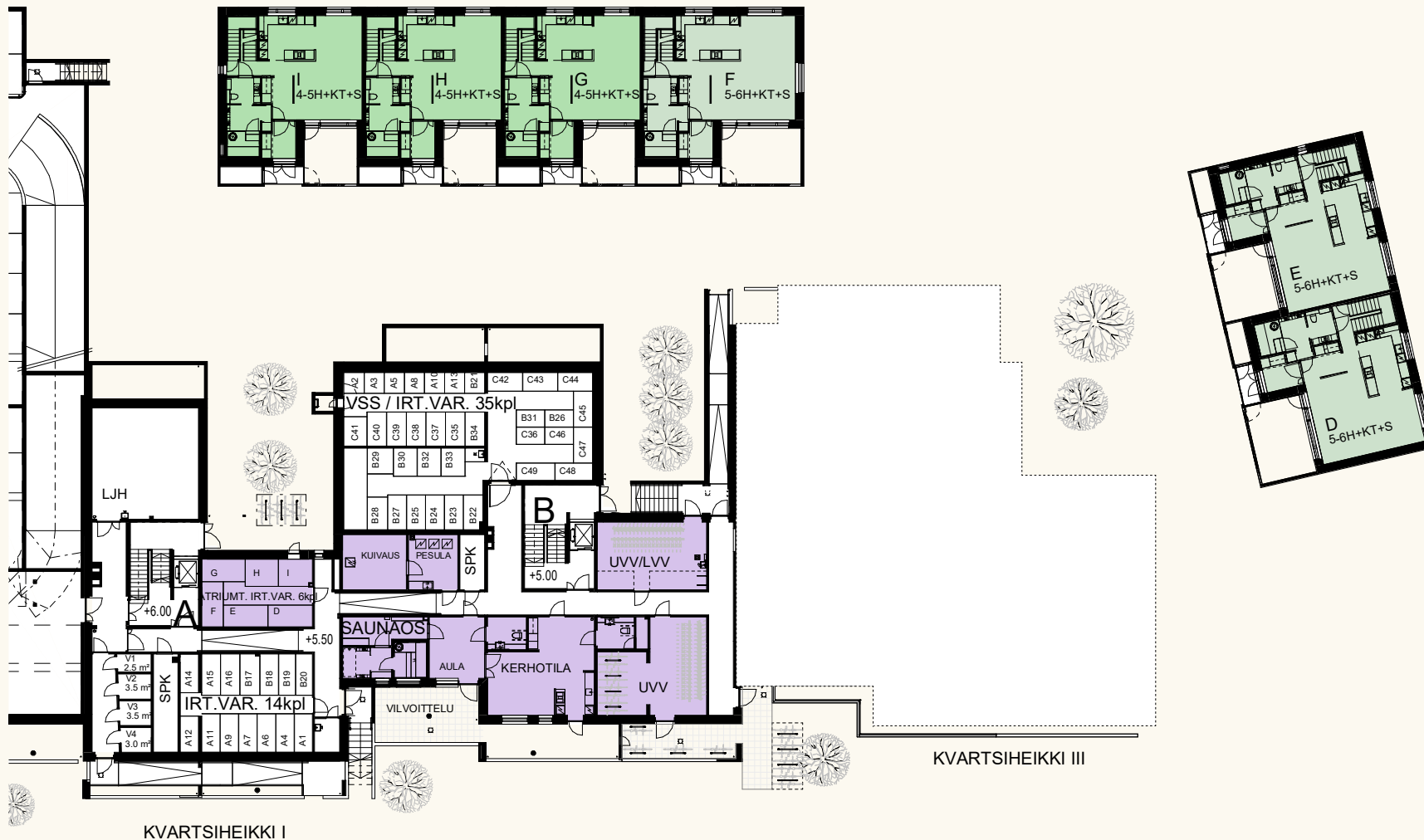
ASUNTO OY ESPOON KVARTSIHEIKKI II

<i>Apartment</i>	<i>Rooms</i>	<i>Floor area</i>
D	5-6 rooms + kitchen + sauna	135 m <sup>2</sup> + storage 3 m <sup>2</sup>
E	5-6 rooms + kitchen + sauna	135 m <sup>2</sup> + storage 3 m <sup>2</sup>
F	5-6 rooms + kitchen + sauna	135 m <sup>2</sup> + storage 3 m <sup>2</sup>
G	4-5 rooms + kitchen + sauna	121 m <sup>2</sup> + storage 3 m <sup>2</sup>
H	4-5 rooms + kitchen + sauna	121 m <sup>2</sup> + storage 3 m <sup>2</sup>
I	4-5 rooms + kitchen + sauna	121 m <sup>2</sup> + storage 3 m <sup>2</sup>

# FLOOR PLANS

ASUNTO OY ESPOON KVARTSIHEIKKI II

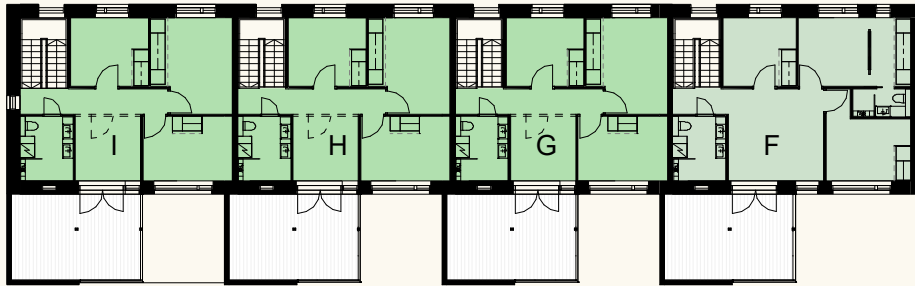
1. floor



# FLOOR PLANS

ASUNTO OY ESPOON KVARTSIHEIKKI II

2. floor



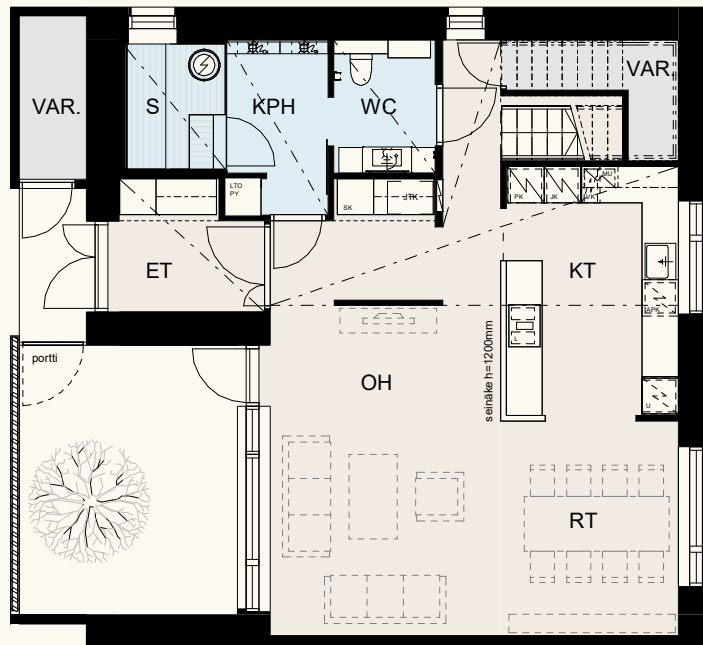
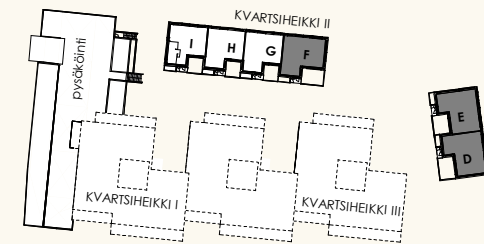
# APARTMENT LAYOUTS

ASUNTO OY ESPOON KVARTSIHEIKKI II

135,0 m<sup>2</sup>

5-6 rooms + kitchen + sauna

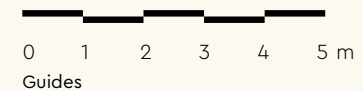
APARTMENTS D, E, F



1. Floor



2. Floor



# APARTMENT LAYOUTS

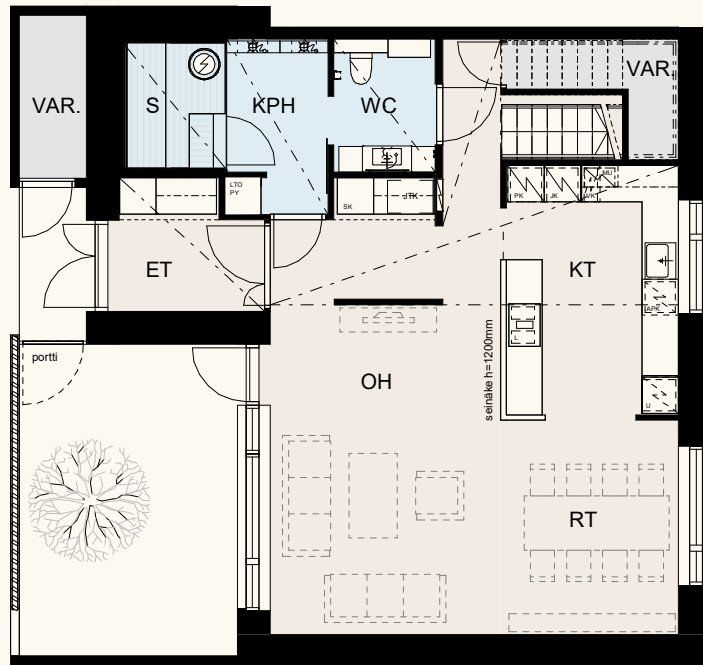
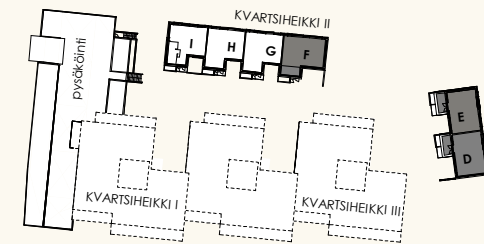
ASUNTO OY ESPOON KVARTSIHEIKKI II

135,0 m<sup>2</sup>

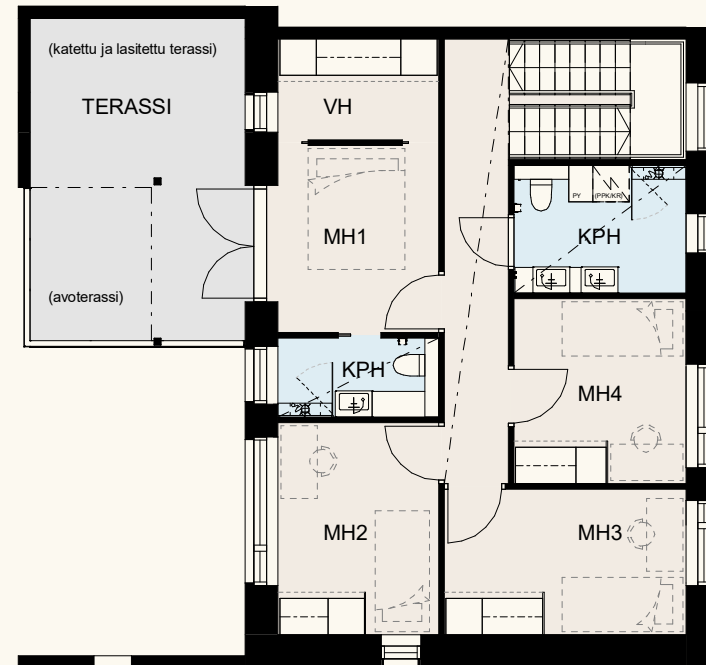
5-6 rooms + kitchen + sauna

APARTMENTS D, E, F

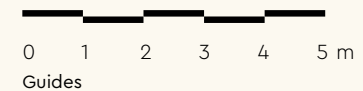
ALTERNATIVE LAYOUT



1. krs



2. krs



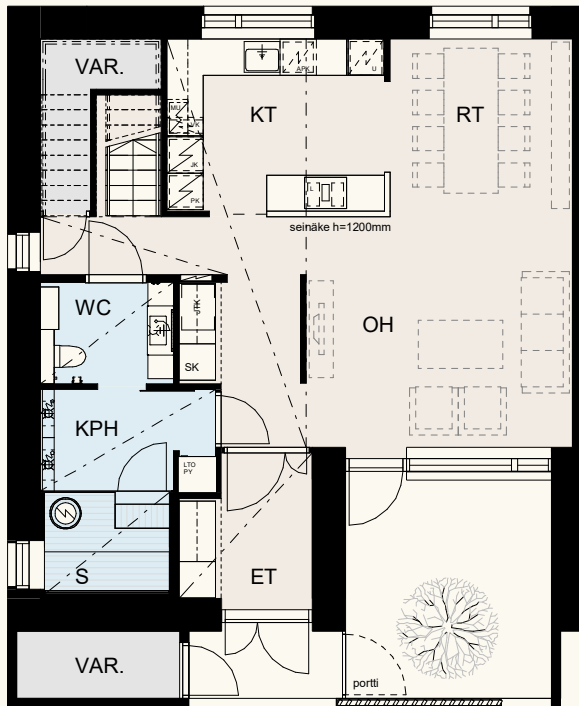
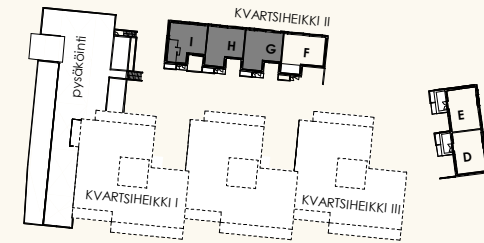
# APARTMENT LAYOUTS

ASUNTO OY ESPOON KVARTSIHEIKKI II

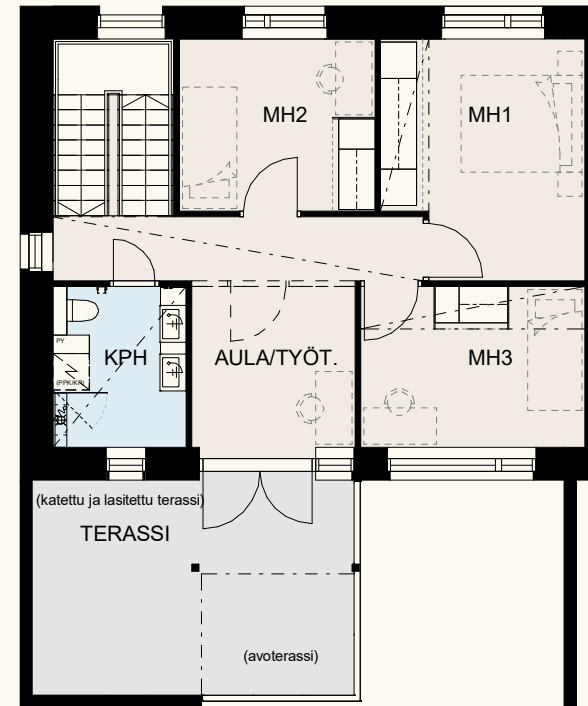
121,0 m<sup>2</sup>

4-5 rooms + kitchen + sauna

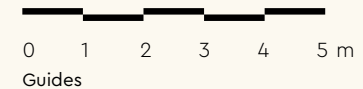
APARTMENTS G, H, I



1. krs



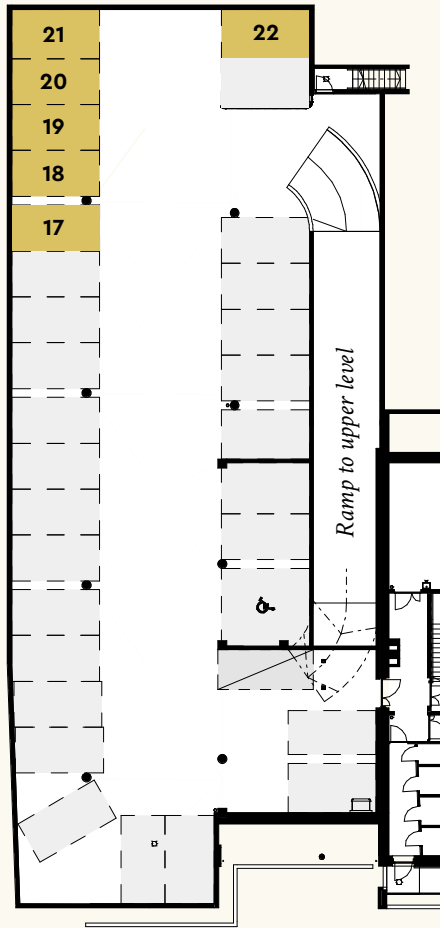
2. krs



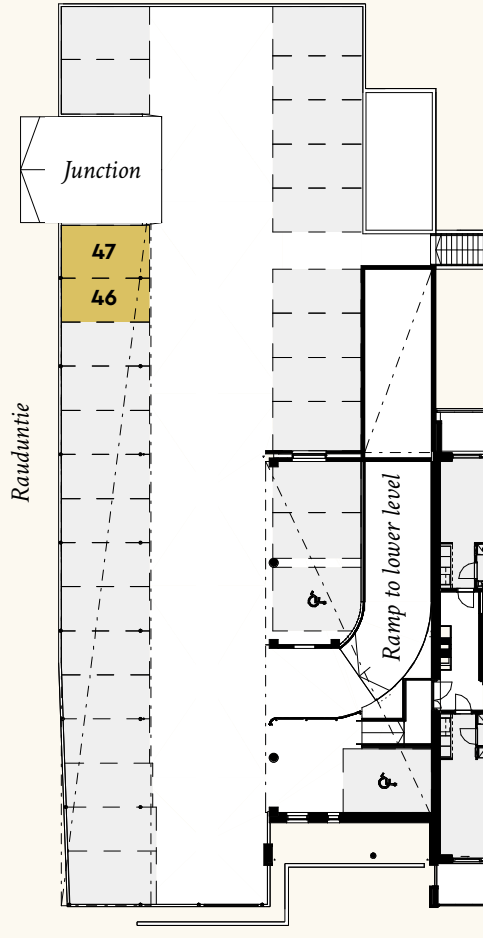


# PARKING SPACES

ASUNTO OY ESPOON KVARTSIHEIKKI II



Lower level

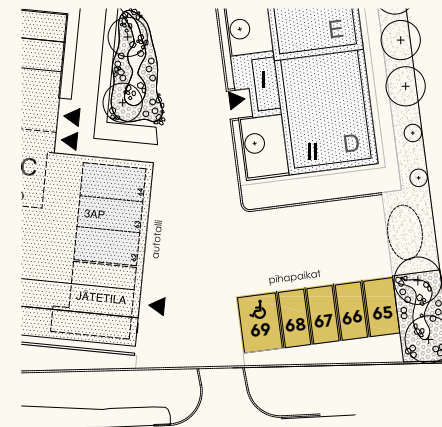


Upper level

13 parking spaces in total:

Courtyard spaces:	65–69
Car park lower level spaces:	17–22
Car park upper level spaces:	46–47

Kvartsiheikki II has parking in the courtyard and in a car park shared with neighbouring housing companies. All covered spaces are located in the covered areas of the car park. An electric vehicle charging station or heating post can be added to any parking space as alteration work.



Valkjärventie

Courtyard

## FLEXIBLE FLEX LEASEHOLD PLOT

# FLEXIBILITY ACCORDING TO YOUR NEEDS

**THE PLOT OF KVARTSIHEIKKI II IS A LEASEHOLD PLOT**, where the shareholder has the option to choose whether their apartment remains on a leasehold plot or whether the share of the plot corresponding to the apartment is owned by the housing company. Flex plot ownership allows purchasing one's own apartment with a smaller capital outlay, while still leaving the option to redeem the share of the plot corresponding to the apartment at a later point during the period of residence.

**IF WHEN BUYING THE APARTMENT YOU DO NOT WISH TO TIE UP CAPITAL IN THE PLOT**, you pay rent for your apartment's share of the plot as a plot charge in accordance with the terms of the land lease agreement. The plot charge does not reduce the apartment's share of the plot redemption amount. If, on the other hand, you wish to redeem your apartment's share of the plot, you can do so after completion as agreed in the land lease agreement, generally once a year, and be freed from paying the plot charge to the company after the redemption.

**YOU CAN DECIDE FOR YOURSELF**, based on your life situation, whether redeeming the plot is sensible for you now or later.

You can redeem the plot share immediately when the buildings are completed, or later in the coming years during the lease period.

**YOU MAY ALSO CHOOSE TO LEAVE YOUR REDEMPTION RIGHT ENTIRELY UNUSED.** You decide on the redemption of the plot share corresponding to your apartment yourself. The housing company has a long-term lease agreement for the plot with a reliable and financially sound investment company. The housing company has the option to continue leasing the plot or its shares after the lease period expires in accordance with the terms of the lease agreement, if all shareholders have not yet chosen to exercise their redemption right. The plot rent is adjusted annually in accordance with the lease agreement.

**IF YOU LATER WISH TO SELL YOUR APARTMENT** and have not exercised your shareholder's apartment-specific redemption right, the new shareholder will have the same redemption right – this may facilitate the sale of your apartment to a new owner in the future.

**THE APARTMENT-SPECIFIC REDEMPTION SHARE OF THE PLOT** is made up of the original acquisition cost of the plot to the housing company and the terms agreed in the land lease agreement. The value of the plot redemption price increases in accordance with the land lease agreement. The apartment-specific redemption share is also increased by the real estate transfer tax payable by the housing company

(3%) and other costs arising from the redemption (e.g. conveyancing fee). The apartment-specific plot redemption is handled at the housing company's annual general meeting.

### **WHEN THE SHAREHOLDER HAS COMMITTED IN**

**WRITING** to paying their calculated redemption share including the ancillary costs mentioned above, the housing company decides at a general meeting to redeem the plot share corresponding to the apartment into its ownership. The redemption share can be paid at the times presented in the lease agreement and determined by the housing company. You can see the apartment-specific redemption prices alongside the price list; the final plot share redemption price is verified at the time of purchase in accordance with the terms of the land lease agreement. When exercising the redemption right, the entire apartment-specific plot redemption share must be paid in one instalment. The plot rental and redemption terms specific to the project are always found in the land lease agreement concluded by the housing company.

**PLEASE NOTE** that the apartment-specific plot redemption share is not included in the debt-free price of the apartment.

# PRELIMINARY BUILDING SPECIFICATION

ASUNTO OY ESPOON KVARTSIHEIKKI II, VALKJÄRVENTIE 7 D-I, 02130 ESPOO

*Pre-marketing 15.5.2026*

## GENERAL

Asunto Oy Espoon Kvarsiheikki II is located in North Tapiola at Valkjärventie 7 D-I, 02130 Espoo, on property 49-16-39-12. It is built in accordance with Tapiola's principles, respecting the landscape, terrain, surrounding building stock, and scale.

Two two-storey residential buildings will be completed in the company. A car park shared between the other companies in the block under a management division agreement will be built on the adjacent plot. The company has a total of 6 owner-occupied apartments. The company's storage rooms and technical facilities are located on the first floor of the adjacent apartment building in accordance with the floor plans; the right of use is recorded in the management division agreement.

The company has a total of 13 parking spaces: 2 are on the upper floor of the block's shared car park, 6 are on the lower floor of the car park under cover, and 5 are on the company's own plot without cover. One of the spaces is dimensioned for the physically disabled. The company is a party to the management division agreement granting the right to manage the car park.

The recreational and play areas located in the inner courtyard formed by the block are for the shared use of the block's companies in accordance with the joint arrangement agreement.

Construction complies with current building regulations, decrees, building permit conditions, and the 2020 energy regulations. Principal and architectural design by Jaakkola Architects Oy.

## STRUCTURES

The buildings are of concrete construction; the northern building is founded on a bearing ground and the eastern building on pile foundations, in accordance with the foundation and structural engineering plans. The building's lower, intermediate, and upper floor slabs are cast-in-place concrete vaults. The roofing is a lightweight aggregate roof, partly with a green roof.

The outer walls are reinforced concrete element walls. The walls between apartments are reinforced concrete elements. The lightweight partition walls within apartments are metal-framed gypsum board partitions and wet-room-suitable board partitions.

## FAÇADES

The façades are mainly locally laid brick, rendered, with partly fair-faced brick façade.

## STAIRS

The apartment staircases are factory-produced concrete elements.

## BALCONIES

Balcony slabs are reinforced concrete slabs. Balcony railings are mainly aluminium-glass railings and balconies are glazed in accordance with the floor plans. There is a cold storage room at the entrance.

## WINDOWS

Apartment windows are mainly inward-opening wood-aluminium MSE windows. The outer frame and frame cladding are powder-coated aluminium; the wooden parts are semi-transparent or opaque painted in dry rooms and lacquered in saunas. Window hardware and handles are standard fittings from the window manufacturer. Apartment windows and patio doors are fitted with venetian blinds as standard.

## DOORS

Apartment entrance doors are single-leaf, decibel-rated doors. Internal apartment doors are factory-painted flush panel and sliding doors. Door hardware is chrome-plated. Sauna doors are glass. Balcony doors are glass doors; the outer frame and frame cladding are powder-coated aluminium and wooden parts are semi-transparent or opaque painted.

## BATHROOMS

Bathroom floors and walls are tiled in accordance with the architect's special plan. Ceilings are timber panelling. Fixtures include: basin cabinet with drawers, mirror cabinet, shower wall, towel hooks, toilet paper holder according to apartment-specific plans. Space and connection provision for a washing machine and in some cases a tumble dryer are mainly in apartment bathrooms; some apartments have separate utility rooms or these are placed adjacent to a separate WC. Utility room fixtures vary by apartment in accordance with the special plans.

## SAUNAS

According to the architectural plans, all apartments have their own sauna. Sauna floors are tiled as in the bathrooms; walls and ceilings are timber panelling. The partition wall to the bathroom is glass.

## KITCHENS

Apartment kitchens are executed according to the architect's special plans and the kitchen supplier's plans. Worktops are quartz. The splashback is splashback glass or tiles. A stainless steel sink is mounted from below to the kitchen worktop. Kitchens have an induction hob, built-in oven and microwave, integrated dishwasher, and separate fridge and freezer cabinet in accordance with the architectural plans. Extractor fans with active carbon filter in accordance with the special plans. Some apartments have a provision under the kitchen worktop for a wine cooler.

## SURFACE MATERIALS

Living room walls and ceilings are skimmed and painted. Lowered ceilings and casings marked on the floor plans are skimmed and painted. Living rooms, hallways, dressing rooms, and kitchen floors are vinyl plank. Vinyl is installed under cold appliances and dishwashers; not

installed under cabinets and storage units. Skirting boards are close to the floor tone. Wardrobe fittings in accordance with the special plans.

### **HEATING, WATER, AND DRAINAGE**

Energy efficiency class A in the detached house use category. The heating system is water-based underfloor heating connected to ground-source heat. The underfloor heating distribution manifold is located in the skirting of the apartment storage units in accordance with the floor plans. Bathrooms, saunas, separate WCs, and utility rooms have water-based underfloor heating.

The ground-source heat system is shared across the block; each company has its own metering. The building is connected to the city's water and sewer network. The company has apartment-specific measurement of cold and hot water. The water metering system centrally measures and records apartment and room-specific hot and cold water consumption data for billing and monitors water leaks.

### **VENTILATION AND COOLING**

Apartments have apartment-specific mechanical supply and exhaust ventilation with heat recovery. Heat recovery units are located in the apartment in accordance with the architectural plans. Apartments have cooling connected to the ground cooling system; cooling is distributed through fan coil units installed in the soffits of the apartment ceilings. Fan coil units are located in the apartments in accordance with the architectural plans.

### **ELECTRICAL AND AUTOMATION**

The company is connected to the local electrical grid and cable television network. The locations of electrical, antenna, and data socket outlets in apartments are shown in the electrical point drawing attached to the purchase agreement. The property is equipped with general cabling that enables data transfer. The property connection opens a broadband internet connection with the chosen operator.

The main electrical distribution board is shared by the block; each company and the car park has its own electricity meter. Other separate electricity meters in accordance with the electrical engineering plans. Apartments are fitted with battery-backed, mains-voltage smoke detectors.

### **PARKING SPACES**

The car park is unheated; the upper floor is partly uncovered. The company has a total of 13 parking spaces, of which one is dimensioned for the physically disabled. Parking spaces are numbered, separately sold shares. Parking spaces are equipped with a heating post or EV charging point provision. A heating post or charging point can be ordered as additional work. EV charging point equipment as additional work, 11 kW power with dynamic load management; energy billed through the operator.

### **WASTE**

The block has shared waste collection points located on the first floor of Kvartsiheikki III near the Valkjärventie entrance. Collection bins for mixed waste and bio-waste, cardboard, paper, metal, glass, and plastic packaging.

### **COURTYARD AREA**

The block's shared courtyard area is formed on the inner courtyard of the companies and is for shared use with the other companies in the block. The courtyard area has pleasant recreational and play areas. Courtyard surfaces consist of green areas, plantings, and paved surfaces in accordance with the landscape plan. Courtyard equipment is in accordance with the landscape plan. A rescue route runs through the courtyard area; only maintenance and rescue vehicles are permitted in the courtyard. In the event of fire, evacuation takes place via the balconies either sideways to a neighbouring apartment's balcony or downwards to the lower floor's balcony. The courtyard area is completed in phases within the block

### **STORAGE ROOMS**

Each apartment has a numbered, heated storage room; the rooms are located on the first floor of Kvartsiheikki I A.

### **ADDITIONAL WORKS AND MATERIAL CHOICES**

The customer has the option to commission 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 information as of 15.05.2026. The developer reserves the right to change the information in this brochure.

The developer reserves the right to make changes to the plans and to replace materials and/or structures, which do not materially reduce the general standard defined for the project, as required by the progress of construction work.

Due to building services, minor lowered ceilings, casings, or access hatches may need to be added to apartments during construction for fire dampers, etc.

The images in the brochure are intended to illustrate the external appearance and interior spaces of the building. The colour scheme and content of the images may therefore differ from the colours and appearance of the materials defined in the final planning documents.

Cabinet markings shown with dashed lines in the drawings are indicative reservations and are not included in the price.

If a dispute arises between a consumer and a company that cannot be resolved through negotiation between the parties, the law allows matters relating to home purchases to be handled in the Consumer Disputes Board. ([www.kuluttajariita.fi](http://www.kuluttajariita.fi))

# PATH TO YOUR OWN HOME

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## 1 Pre-marketing

Reserve yours immediately and confirm the reservation with a reservation agreement.

## 2 Launch of sales and construction

In accordance with Chapter 2 of the Housing Transactions Act, security documents are at the bank and a construction-phase guarantee has been set for the project. Trading begins. Please study the RS documents carefully. You will receive Locka credentials and can begin selecting materials. You will receive updates from the site about the progress of work.

## 3 Shareholders' meeting

When 25% of the project has been sold, a shareholders' meeting is held at which a construction work inspector and an auditor may be elected.

## 4 Topping-out ceremony

The project has reached the ridge height and interior wall stage. You can take a look at the new apartment under construction and celebrate the topping-out ceremony.

## 5 Moving letter

The moving letter contains important information about the approaching completion, including the confirmed moving date. Please study the moving letter carefully.

## 6 Pre-move inspection

You can inspect the apartment and submit any observations for the site to finalise before completion.

## 7 Completion

Verify that the final purchase instalments and alteration work have been paid on time. Keys are handed over in accordance with the moving letter. It is time to release the construction-phase guarantee. A post-construction-phase guarantee is set for the project. The performance guarantee is valid for 10 years.

## 8 Management handover meeting

Varte hands over management to the housing company.

## 9 Annual inspections

Any defects are identified and corrected. It is time to release the post-construction-phase guarantee.

\* The RS security system is a regulation developed for the protection of home buyers, in use since the 1970s and written into the Housing Transactions Act in the mid-1990s.

\*\* The guarantee is a statutory payment that the founder shareholder, i.e. the future owner of the apartment, must deposit at a bank against the risk of bankruptcy and construction defects. The guarantees protect your most important asset and ensure that your home is built in accordance with the agreed plan.

Planning initiated



1



Pre-marketing

2



Sales and construction commencement

Begin material planning

Satisfaction survey

3



Shareholders' meeting

Surface-material selections close

5



Moving letter

4



Topping-out ceremony

Satisfaction survey

6



Pre-move inspection

Satisfaction survey

9



Annual inspections

Satisfaction survey

7



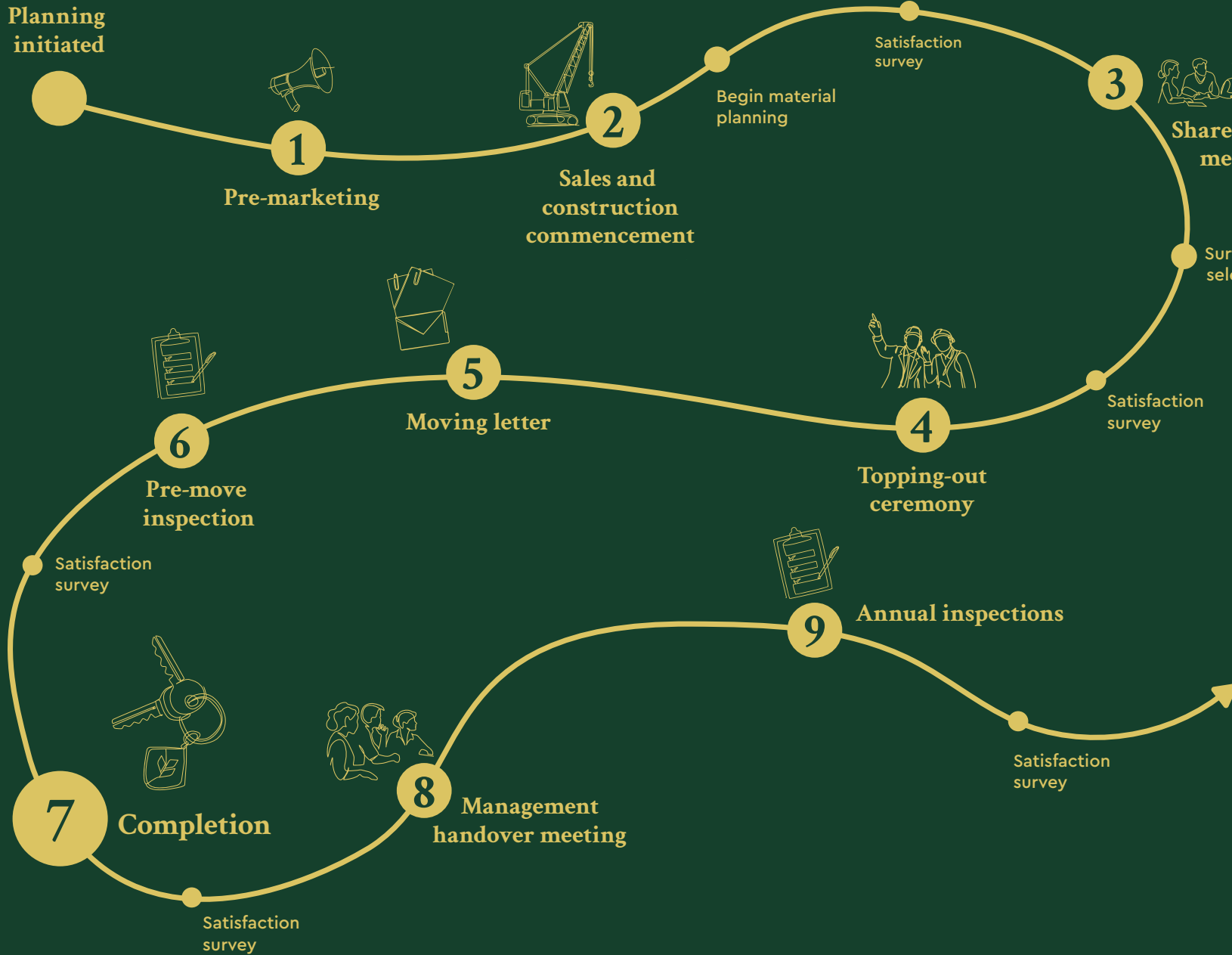
Completion

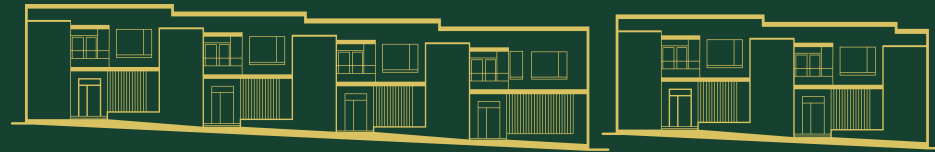
Satisfaction survey

8



Management handover meeting





ASUNTO OY ESPOON  
**KVARTSIHEIKKI II**

[VARTE.FI/KVARTSIHEIKKI2](https://varte.fi/kvartsiheikki2)

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