

BUILDING SPECIFICATIONS / DECEMBER 13, 2023

GENERAL INFORMATION

The Fjällen apartment building is to be built on the western slope of Levi. Fjällen is a 3-storey residential building comprising a total of 13 apartments and the building will be developed on its own plot of land.

The ground floor of the Fjällen apartment building features a restaurant with accompanying facilities, as well as the housing company's technical facilities, a civil defense shelter and storage units, where each apartment has its own storage unit. The building has a lift providing unobstructed access to all residential floors, and bicycle parking for the housing company which is situated in the courtyard.

Address: Tievankieppi 7, Levi

Fire Class: P1

Parking: 14 covered and 6 outdoor spaces, 8 customer/guest spaces

PARKING SPACES

Parking spaces are located within the property courtyard and include covered spaces and parking spaces in outdoor parking areas. Covered parking spaces are available for sale as separate shares. Guest parking spaces are located in the property courtyard.

FOUNDATION

The building has been designed in accordance with the instructions and plans by the structural engineer. Residential buildings are constructed on load-bearing earth and the foundations will be cast in reinforced concrete, following the engineer's structural plan. The foundation of the residential building will be a load bearing reinforced concrete slab.

BUILDING FRAME

The load-bearing walls and intermediate floors between the apartments will be constructed of concrete, primarily cast in situ or precast. Crawlspace will feature an insulation layer and a concrete slab required for underfloor heating. Exterior walls will be precast concrete on the first floor and log construction on the upper floors.

BUILDING EXTERIOR

Exterior surfaces are primarily made of stone on the first floor and painted log panels on the upper floors. The windows include triple-glazed MSE-type wood-aluminium frame windows and HTWS aluminium windows and some of the windows are fixed MEK-type wood-aluminium windows.

BUILDING STRUCTURE

The apartment building roof consists of a timber frame pitched roof covered with bitumen felt and parking area roofs are also covered with bituminous felt, where all roofing is carried out in accordance with safety regulations.

BALCONIES

The balcony slabs are made from wood covered by terrace boards and cement fiberboard is used to make the balcony roof surfaces. The balcony pillars are made from wood, the walls from painted logs, and the partition walls from painted log panels. Fixed steel railings are installed on the balconies, and the drainage system located outside the balconies.

INTERIOR

Apartment entrance doors are prefabricated wood veneer doors and internal apartment doors have vertical groove doors, where the door frame is tinted to match the color of the door. Partition walls are either constructed from wood, plasterboard or log panels, and saunas have clear, frameless glass doors.

INTERIOR SURFACES

The interior walls are usually painted, the walls of the bathrooms and toilets are tiled, and sauna walls are covered by alder wood panels. The kitchen backsplash is quartz.

Apartment ceilings are usually spray finished, drop ceilings where the face plates are painted with a smooth finish. The ceilings of the toilets, bathrooms, and utility rooms are paneled with alder wood.

Apartment floors are a single-plank parquet and tiles, where wood skirting boards are stained to match the color of the parquet. The floors of the bathrooms, utility rooms, and saunas are tiled.

FIXED FURNITURE

Apartment fixed furniture doors are made from oak or birch veneer, and the furniture frames are melamine finished. The kitchen worktops are made from quartz, and kitchen sinks are undermounted.

In the hallways and bedrooms, the fixed furniture doors are also made from oak or birch veneer.

The storage systems in the cupboards are based on the furniture supplier's plan.

In the bathrooms and toilets are vanity furniture with a quartz countertop and a mirror. Fixed furniture doors are made from oak or birch veneer, and the furniture frames are melamine finished.

APPLIANCES

Kitchen appliances include an oven, induction hob, microwave oven, integrated dishwasher, cooker hood, and integrated refrigeration appliances, as specified in the architectural plan and the furniture supplier's design. In the sauna, there will be a pillar-style sauna stove.

HVAC

The apartment building has a geothermal heating system, where each individual apartment is equipped with a water meter and heated through water-circulated underfloor heating. All apartments are equipped with mechanical ventilation, with heat recovery in accordance with the air conditioning plan.

ELECTRICITY

The apartment building is connected to the local electricity network and electric consumption is measured for each apartment. Electrical, aerial and data sockets, and fixed lighting are installed according to the plans. Additionally, fire alarms connected to the electricity network are installed in each apartment and there is a communal aerial system.

OUTDOOR AREAS

The surfaces of walkways and communal areas are made from gravel according to the site plan, while other yard areas are natural forest. Lighting and planting in the courtyard areas are carried out in accordance with a separate landscape design plan.

The builder reserves the right, for justified reasons, to replace the above materials and/or structures with other equivalent materials and/or structures. Information and visualisations in the brochures may differ from the finished construction. Furniture shown in the plans are indicative in form and may be subject to change.

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