

KUER

KK Oy Ylläksen Kuer & KK Oy Ylläksen Kukas

Lapland's nature begins at your doorstep.





Peace

Welcome to the peace of Lapland

- to peace where hurry is forgotten and every breath feels deeper and deeper. Here, you can sense the presence of nature in every moment. Imagine a morning, awakened by silence – only the gentle rustle of trees and the distant clang of a reindeer bell reach your ears. What should I do today?

Kuer and Kukas apartments are located in a wonderful, peaceful place in the heart of Lapland's nature. Rugged fells, quiet forest trails, and clear-watered lakes spread around you. Traditional Finnish lake and fell landscapes begin right at your doorstep. You are in the middle of nowhere, yet in the middle of everything. The services of Äkäslompolo city center and the versatile activities of Lapland await only a few hundred meters away.

Pallas-Yllästunturi National Park attracts hikers to Finland's best nature trails year-round. During the harshest winter frosts, you can retreat to the warmth of your own villa and admire the twinkling starry sky and the enchanting dance of the northern lights through the villa's large windows. This is the magic of Lapland at its best – just for you.



KUER

Experiences

Adventures for every season

Kuer's and Kukas's unique location brings diverse experiences right to your doorstep. The activities and outdoor opportunities in the nearby area are some of the best in the whole Lapland. Scenic cross-country skiing tracks that circle the fells and fell lakes run right next to the villas, and the ski slopes of Ylläs are only a few kilometers away.

Perhaps you can already imagine the white snowdrifts sparkling under the breathtaking moonlight. The snow crunches under your shoes as you walk through the deep snow and go past all the beautiful snow-covered trees. You open a thermos bottle and warm steam rises up to the starry sky.

It's like the time just stopped for a moment.

Summer in Lapland brings many new opportunities. The area offers limitless experiences for those seeking the peace of nature or physical challenges. The nearby water areas offer experiences for, e.g., canoeists, stand-up paddle boarders, and fishermen. The clear lakes and the nearby flowing river Äkäsjoki invite fishers to catch trout and grayling.

Mountain biking enthusiasts are pampered with trails that are chosen as the best in Finland'. The paths vary from easy family rides to more technical challenges. Excellent conditions are also available for those who enjoy hiking, ranging from short nature trails to more challenging multi-day treks.

Freedom and endless light are emphasized in the summer of Finnish Lapland – here you can enjoy the nature day and night. Kuer and Kukas villas are the perfect base from which to experience all the best aspects of the Lapland summer. Once the day's adventures have been experienced, it is time to relax in the magnificent bath and sauna facilities of your own villa.





For vacational use of your own or for rental

Kuer & Kukas villas offer quality accommodation for both permanent and occasional use. You can buy a villa for your own vacation or rent it easily outside of your own hours. An excellent location, carefully considered floor plans, and high-standard architecture guarantee that users will certainly be found for these apartments

Carefully planned entirety

Spacious living areas, high ceiling height, and large windows bring nature as a part of the interior design. Every detail is designed for relaxation. The villas are positioned on the plot so that each villa maintains its own peace and privacy.

The open kitchen and living areas of the villas are located on the ground floor, opening up to a magnificently high and airy space, crowned by massive windows. The bath and sauna facilities offer comfortable settings for relaxation, perhaps after a long day of skiing. The actual bedrooms are conveniently located on the ground floor. Both floor plans also have generously sized lofts, where it is possible to place additional sleeping accommodations.



16 separate villas with lofts



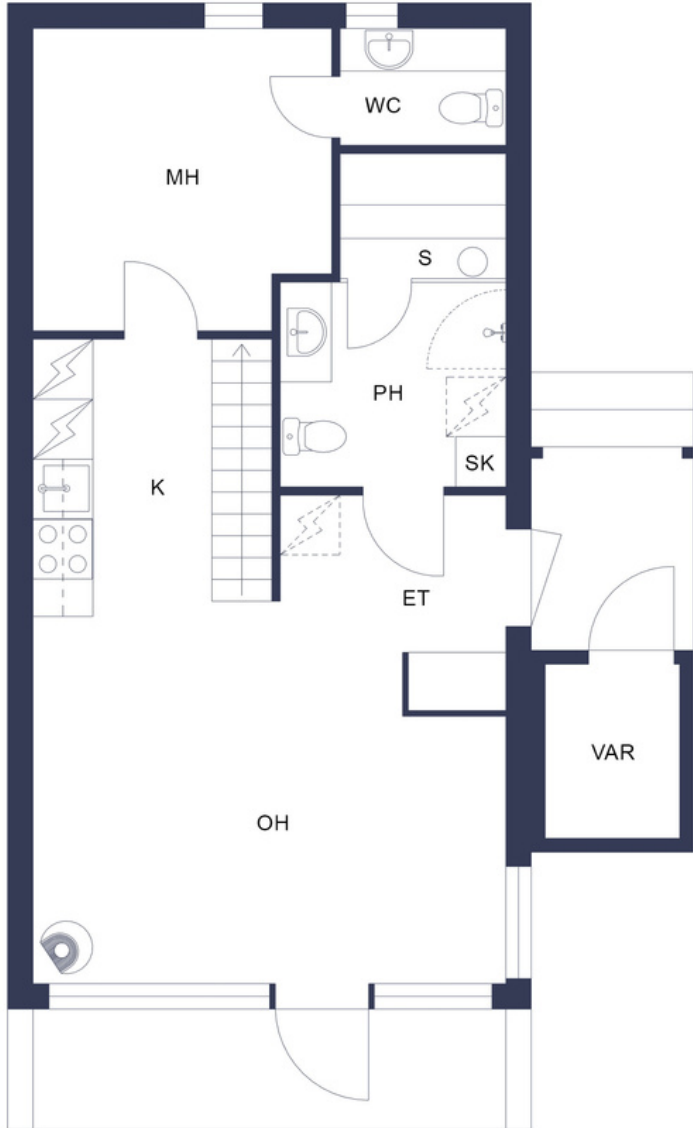
Apartment floor areas 50 m² and 65,5 m²



Sivulantie 6A, Äkäslompolo

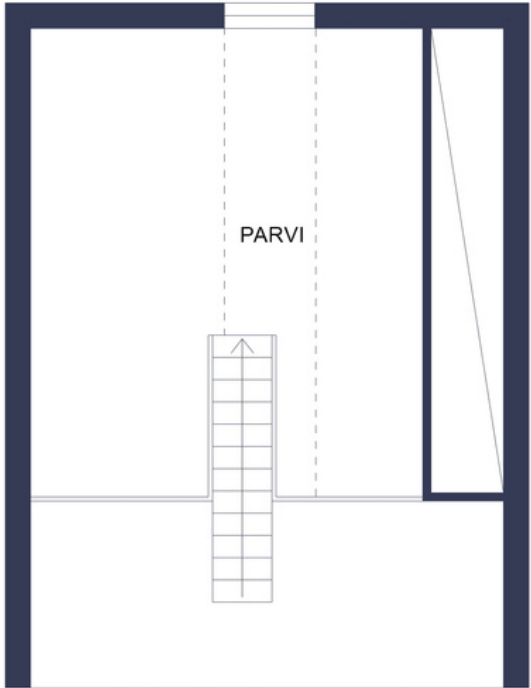


Villas 2,4,5,7-12 • 50 m² • 2 rooms + kitchen + toilet + bathroom + sauna + loft



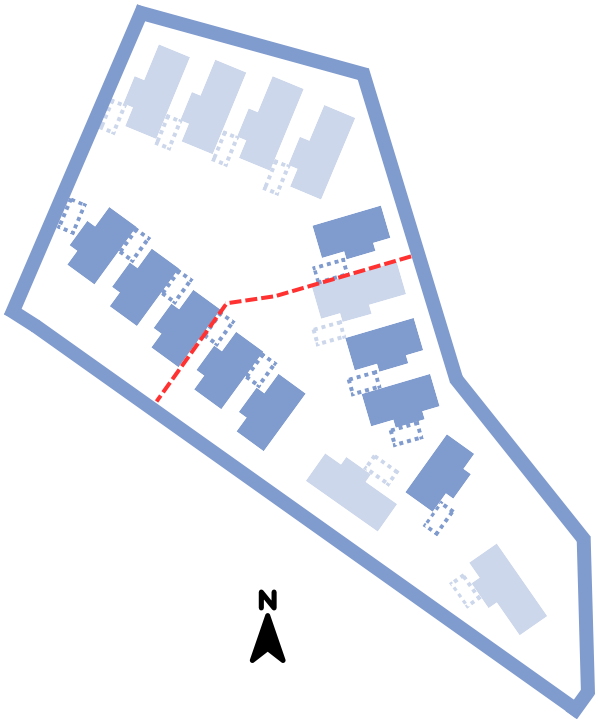
1.KERROS

1. floor



2.KERROS

2. floor

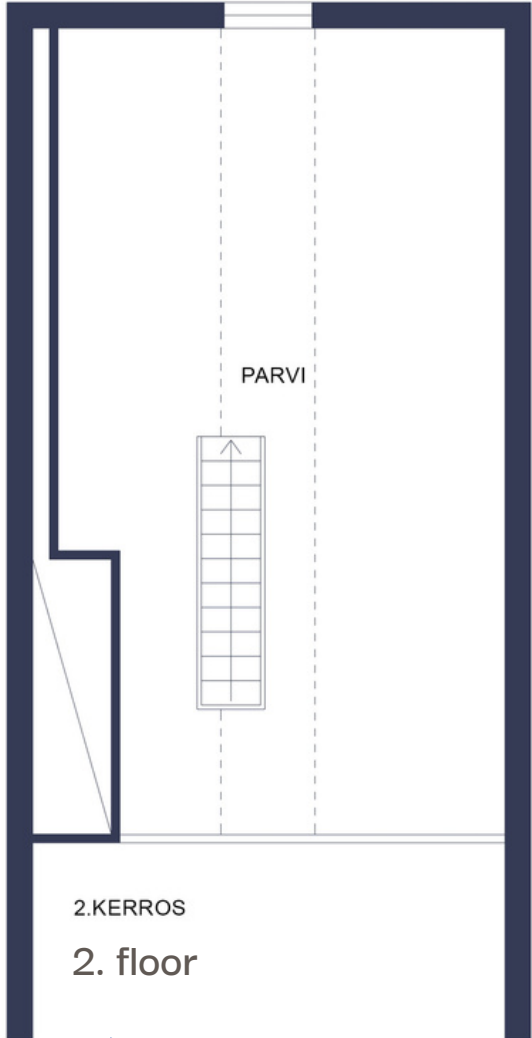


Villas 1,3,6,13-16 • 65,5 m² • 3 rooms + kitchen + toilet + bathroom + sauna + loft



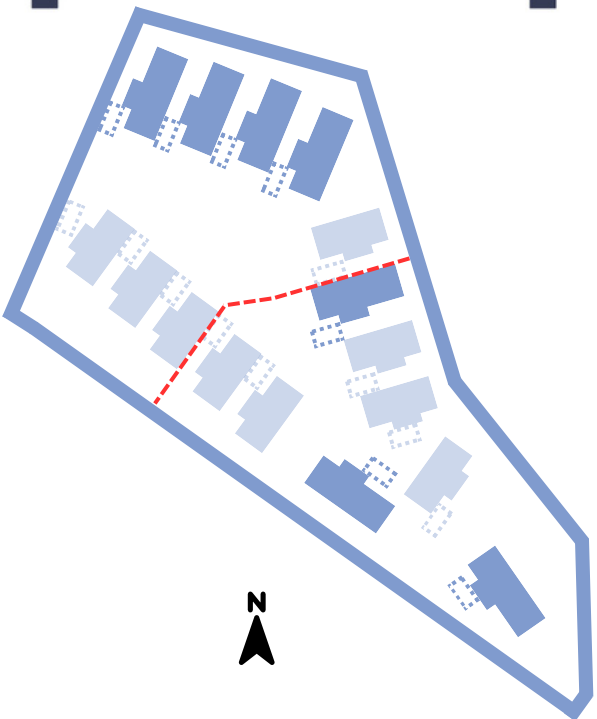
1.KERROS

1. floor



2.KERROS

2. floor





Building Specification

GENERAL

The houses are built on a plot confirmed in the town plan (property identification number 773-402-2-668). The plot and the building rights allocated to it have been divided into three areas of possession and a joint possession area by a possession-sharing agreement. The surface area of the plot section managed by the housing cooperative is approximately 2 146 m². The housing cooperative manages its area of possession based on a lease agreement. Joint functions between the shareholding parties coming to the plot have been agreed upon in the possession-sharing agreement.

OUTDOOR AREAS OF THE PROPERTY

The entrance yard paths, driveways, and parking spaces, as well as the green areas and plantings, will be implemented according to the approved plot use plan and possession-sharing agreement. The joint yard areas, parking arrangements, and other joint use arrangements will be implemented according to approved plans and drafted agreements (possession-sharing agreement). 1 parking space is allocated to each separate cottage in connection with the separate cottage. The company's waste management is implemented with a waste contract and is shared with the property's other companies according to the possession-sharing agreement. Parking spaces, driveways, and entrance yard paths will be implemented with gravel surfaces.

COMMON AREAS

The company's civil defense shelter obligation has been allocated according to the possession-sharing agreement to the civil defense shelter located in the building of another company on the property. A separate yard building will be constructed for the company, where the company's main electrical center and water meter will be located. Technical facilities for the neighbor's housing cooperative will also be allocated in the separate yard building, and the maintenance, upkeep, repair, major renovation, and running costs of the yard building are shared between the two companies benefiting from it.

STRUCTURES

The foamed, insulated steel foundation (HAWO base element, EP3423646) consists of load-bearing steel beams, EPS insulation, steel profile sheet, and sprayed closed-cell urethane. The plinth is covered with a plinth insulation board. Foundation method is on-grade. The exterior walls and roof

structure are implemented as wooden structures throughout with k600 frame trusses and wooden end wall elements. Exterior wall insulation is 200 mm rock wool/wood fiber. Exterior wall cladding is surface-treated and pile-profiled spruce paneling. In the roof structure, the thermal insulation is 350-375 mm blown wool. The roof covering is a felt roof.

DIVIDING WALLS AND SURFACES OF INTERIOR WALLS AND CEILING

Dividing walls are wood or sheet metal frames. The surfaces of the dividing walls, the building's load-bearing walls, and the inner ceiling are clad with STS spruce log paneling with a useful width of 200 mm. The surface treatment of the interior walls is sanding and water-based wood preservative or water-soluble wax. The material for the bathroom walls is water-insulated Fibo Trespo wall panel made of birch plywood and high-pressure laminate. The ceiling of the sauna and bathroom is sauna-protected STS spruce or heat-treated aspen paneling with width of 110 mm.

BALCONIES AND OUTDOOR TERRACES

All apartments have a terrace. Terraces are wooden structures, and the decking is pressure-treated terrace board.

WINDOWS, DOORS, AND TERRACE DOORS

Windows are wood-aluminum windows (U-value 1,0W/m²K). In aluminum windows, the inner sash and frame are wood, and the outer part of the sash and frame is aluminum. Some of the windows (e.g., in the living room) are solid windows. In some (e.g., bedroom windows), there is a half-opening ventilation window. Some of the windows (e.g., in the sauna) are fully opening ventilation windows. Interior doors are solid doors; the door trims are always the same color as the door. Exterior doors are wood-aluminum solid doors (U-value 1,0W/m²K) or doors with windows. Terrace doors are steel-framed balcony glass doors (U-value 1,0W/m²K).

APARTMENT STAIRS

Interior stairs are wood-framed Westwood stairs with wooden steps. The railings are slot wood. The materials for the stairs, handrails, and railings are pine.

LOCKING

A separate locking plan will be drawn up for the apartments. The locking of the exterior door is Abloy Easy or Abloy Yale 13. Terrace doors have a long latch lockable from the inside.

TECHNICAL BUILDING SERVICES

The building is connected to the electricity, water, and sewage systems. The heating method is thermostat-controlled electric underfloor heating throughout the house, connected to the apartment's electricity metering. The bathroom has separate thermostat-controlled electric underfloor heating. The domestic hot water heater is located under the sauna benches and is connected to the apartment's electricity metering. The washroom or utility room has a washing machine connection and space reservation for a washing machine. The ventilation system is mechanical ventilation and is connected to the apartment's electricity metering. The device in the houses with a loft is a Vallox TSK Multi 80 MV ventilation unit with heat recovery. The house has a distribution board with residual current devices. Fixed LED lighting and lighting hooks, as well as switches, according to the electrical diagram. Electrical fittings are mainly ABB Impressivo fittings. Electrical, antenna television, and IT outlets according to the electrical diagram. In the living room, there is a space reservation and electrical wiring for an air source heat pump. Mains-powered smoke detectors are included with the house. The building is equipped with apartment-specific electricity and water metering. The telephone and data network system will be implemented using a generic cabling system that enables broadband connections. repairation is made in the area of the parking spaces for the later addition of electric car charging in accordance with regulations.

SURFACE FINISHES, FIXTURES, AND EQUIPMENT

Floors

The entrance hall, living room, bedrooms, and loft have vinyl plank flooring (use class 34). Alternatives include 3-strip and 1-strip parquet. Wall-to-wall carpeting can be chosen for the loft. The bathroom, sauna, and separate toilet have 10 x 10 cm floor tiling.

Ceiling

STS spruce log paneling with width of 200 mm. The ceiling of the sauna and bathroom is sauna-protected STS spruce or heat-treated aspen paneling with width of 110 mm.

Walls

STS spruce log paneling with width of 200 mm. The surface treatment of the interior walls is sanding and water-based wood preservative or water-soluble wax. The material for the bathroom walls is water-insulated Fibo Trespo wall panel made of birch plywood and high-pressure laminate.

Fixtures, equipment, and appliances

Fixed fittings are factory-made fittings.

- Cabinet frames and the doors of cabinets and drawers are made of standard-colored furniture board.
- Handles are standard-colored metal or wooden handles.
- Some of the cupboards in the bedroom and entrance hall are shelf cupboards, some are rail cupboards, or a cleaning cupboard, according to the fittings plan.
- Worktops are laminate-surfaced, standard-colored 30 mm tops with ABS edging.
- Backsplash boards are standard-colored aluminum-based 4 mm backsplash boards or 9 mm laminate boards.
- Faucet fixtures are standard-colored Mora or Oras water fixtures.
- Kitchen sinks are standard-colored stainless steel or composite sinks recessed into the worktop.
- Kitchen appliances include an induction hob and an integrated cooker hood, an integrated fridge-freezer combination, an integrated dishwasher, and a built-in oven, all according to the kitchen model's scope and the fittings picture.
- An integrated microwave oven is available as an extra accessory.
- Kitchen appliances are standard-colored Bosch appliances.

Bathroom fittings are factory-made Omega bathroom fittings.

- Faucet and shower fixtures are standard-colored Mora or Oras water fixtures.
- Bathroom washbasins and basin tops are standard-colored porcelain basin tops or ceramic basins installed into a laminate top. A mirror is above the basin. Towel hooks and a toilet paper holder are included.
- The material for the sauna benches is spruce/aspen/alder according to the customer's choice. The sauna has a Harvia heater, wall-mounted or recessed into the benches, according to the bench model. A separate control panel for the heater outside the sauna is available as an extra accessory.

Fittings for the kitchen, bathroom, entrance hall, and bedrooms are implemented according to the fittings pictures.

Other spaces: Technical room

- Floor: Painted
- Walls: Fittings for the kitchen, bathroom, entrance hall, and bedrooms are implemented according to the fittings pictures.
- Ceiling: Fittings for the kitchen, bathroom, entrance hall, and bedrooms are implemented according to the fittings pictures.

This building specification is indicative and is based on the plans at the time of drafting. The contractor reserves the right to change the structures and materials of the site to others of equal value or structurally equivalent ones. There may be boxings in the apartments that deviate from the design drawings. Boxings, suspended ceilings, and ducts are made to the extent required by HVAC technology. Possible balcony glazings are not designed in all parts to be water- and airtight structures. Fittings shown with dashed lines in the drawings are reservations and are not included in the apartment price.

Location

The unique location of the property combines peaceful closeness to nature and comprehensive services. Only a few hundred meters away are the daily grocery store K-Market Jounin kauppa, a pharmacy, an outdoor gear store, and rental shops, as well as numerous restaurants and cafes.

The area also has excellent exercise and outdoor opportunities : XC ski tracks, bike routes, and snowmobile trails start almost from the doorstep. Ylläs ski slopes and Pallas-Yllästunturi National Park are only a short drive away.

Distances (along roads)

Equipment rental/store Sisu Outdoor	0,2 km
K-Market Jouninkauppa	0,3 km
Shopping Center Jounin Kauppakeskus	0,3 km
Ylläs Pharmacy	0,3 km
Äkäslompolo SportShop	0,3 km
Equipment rental Sport Corner Ylläs	0,3 km
Gas station Neste Kolari Äkäslompolo	0,3 km
Electric car charging station K-Lataus	0,3 km
XC ski tracks, MTB routes	0,1 km
Snowmobile trails	0,1 km
Äkäslompolo Disc Golf Park	0,6 km
Ylläksen Ykkös Caravan (Camping site)	1,0 km
Äkäslompolon dog park	1,2 km
Äkäslompolon tennis court	1,6 km
Äkäslompolon outdoor gym	2,3 km
Konijänkkä horse and sled dog experiences	2,8 km
Äkäslompolon bird watching tower	3,0 km
Yllästunturi Visitor Center Kellokas	3,0 km
Ylläs ski slopes	4,0 km
Ylläs Ski Resort	13 km
Pallas-Yllästunturi National Park	53 km



