

Helsinki

# Liisankatu 14, 00170 Helsinki, Suomi

00170

Sources: Google Geocoding, Helsingin rakennusrekisteri, Tilastokeskus/Paavo, Tilastokeskus/StatFin, Helsingin karttapalvelu, SYKE tulvakartat, Tilastokeskus/asyta, GTK Maaperä

**1,928**  
Year built

**6**  
Floors

**5,220 m²**  
Total area

**49**  
Apartments

**Concrete**  
Material

**✓**  
Lift

## ● Caution

Open-data estimate — what to check, not a transaction valuation

### ● Renovation risk

Pipe-renovation window has passed — check if it's done

### ● Cost of ownership

No price/rent data — ask for the maintenance charge

### ● rea trajectory

Prices trending up in the area

### ● Environment risks

In a flood-risk zone

Price / m²

**€7,339** ↑ +2.8% YoY  
+47% vs city average

Price by apartment type, this area

Studios **€7,681 (32)**

Two-room **€7,524 (39)**

Three-room+ **€6,575 (62)**

133 sales in this postal area (last 4 quarters)

## Building

**1,928**  
Year built

**6**  
Floors

**5,220 m²**  
Total area

**49**  
Apartments

Use type

Residential

Lift

✓

Material

Concrete

Ground / soil

Till (moraine)

## Renovations & risks

Plumbing renovation (putkiremontti)

Likely done or overdue · Typical window 1968–1988

Wet rooms (waterproofing)

Past typical service life

Rough pipe-renovation estimate

≈ €1,000–1,700 / m<sup>2</sup>

- Built before 1994 — an asbestos survey is mandatory before renovation (≈ €30–80/m<sup>2</sup>)

### Environment risks

- Flood-risk zone (sea) — major flood roughly once every 100 years
- Area radon: median 101 Bq/m<sup>3</sup> — moderate (Finland reference 300, WHO 100)

### Demographics

Population

7,385

Median income

€35,405

Tertiary educated

64%

### Building context

- Zoning plan in preparation nearby: 12826

### Ask the seller / building manager

Documents to request

- Manager's certificate (isännöitsijäntodistus)
- Long-term maintenance plan (PTS)
- Latest AGM minutes (yhtiökokous)
- Housing-company balance sheet

Status to confirm

- Is the pipe renovation (putkiremontti) done or scheduled?
- What is the maintenance charge (hoitovastike) €/m<sup>2</sup>?
- Housing-company debt per m<sup>2</sup> (taloyhtiön velka)?
- What is the apartment's energy class?
- Has an asbestos survey been done?
- Age of bathroom waterproofing (märkätila)?

Land

- Own or leased plot (oma/vuokratontti)? Land-rent terms?

Prices are open-data estimates, not an official valuation.

Open data: MML, Statistics Finland, SYKE, PRH (CC BY 4.0)

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