

Helsinki

Mechelininkatu 15, 00100 Helsinki, Suomi

00100

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

1,928
Year built

7
Floors

4,645 m²
Total area

44
Apartments

Brick
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 broadly stable
- **Environment risks**
In a flood-risk zone

Price / m²

€7,342 → -0.4% YoY
+47% vs city average

Price by apartment type, this area

Studios	€7,735 (133)
Two-room	€7,167 (151)
Three-room+	€6,533 (114)

398 sales in this postal area (last 4 quarters)

Building

1,928
Year built

7
Floors

4,645 m²
Total area

44
Apartments

Use type
Residential
Lift
✓

Material
Brick
Ground / soil
Bedrock / rock

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 / m²

- Built before 1994 — an asbestos survey is mandatory before renovation (≈ €30–80/m²)

Environment risks

- Flood-risk zone (sea) — major flood roughly once every 100 years
- Area radon: median 101 Bq/m³ — moderate (Finland reference 300, WHO 100)

Demographics

Population **18,492**

Median income **€34,408**

Tertiary educated **63%**

Building context

- Traffic noise (Lden): 65–70 dB

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) €/m²?
- Housing-company debt per m² (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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