

Helsinki

Pengerkatu 6, 00530 Helsinki, Suomi

00530

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

1,938
Year built

5
Floors

2,073 m²
Total area

47
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
- **Area trajectory**
Prices trending down in the area
- **Environment risks**
In a flood-risk zone

Price / m²

€5,350 ↓ -10.3% YoY
+7% vs city average

Price by apartment type, this area

Studios	€5,583 (144)
Two-room	€4,822 (170)
Three-room+	€5,131 (69)

383 sales in this postal area (last 4 quarters)

Building

1,938
Year built

5
Floors

2,073 m²
Total area

47
Apartments

Use type
Residential
Lift
✓

Material
Concrete
Ground / soil
Bedrock / rock

Housing company
Asunto Oy Pengerkatu 6 Bostads Ab · 1978

Renovations & risks

Plumbing renovation (putkiremontti)

Likely done or overdue · Typical window 1978–1998

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

17,951

Median income

€28,216

Tertiary educated

51%

Building context

- Traffic noise (Lden): 60–65 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?

