



# AS OY KUOPION KUUNSIILTA 10

**Sinun kotisi.  
Ammattitaidolla tehty.**

Asumisen mukavuutta ja arjen luksusta Kallaveden rannalla. Kaunis ja velaton Kuunsilta omalla rantatontilla Kuopion Saaristokaupungissa.

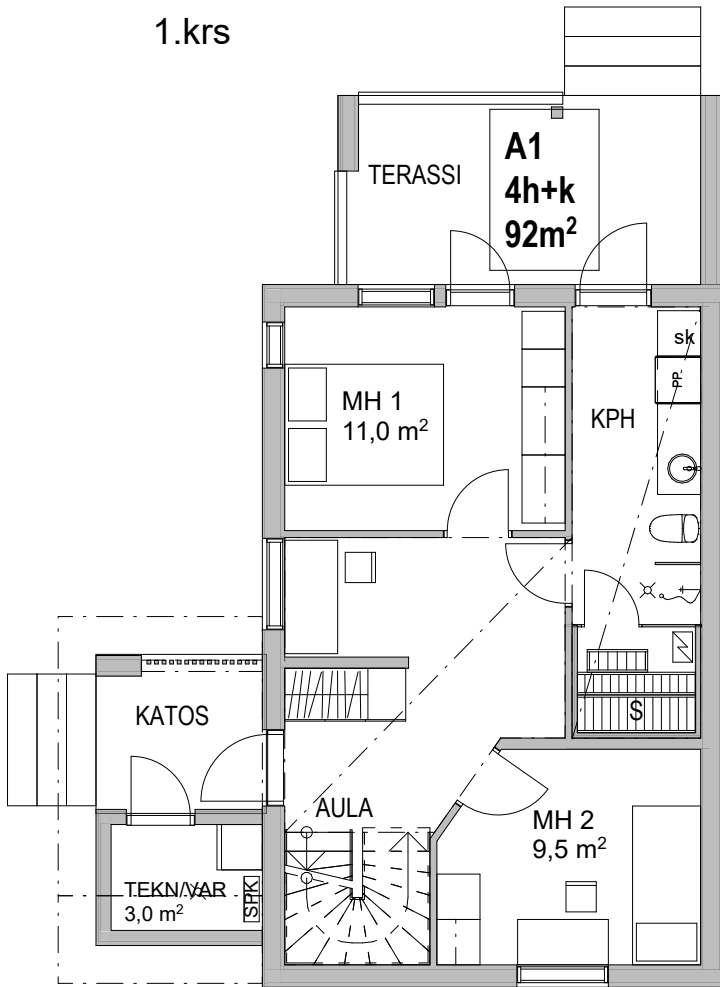




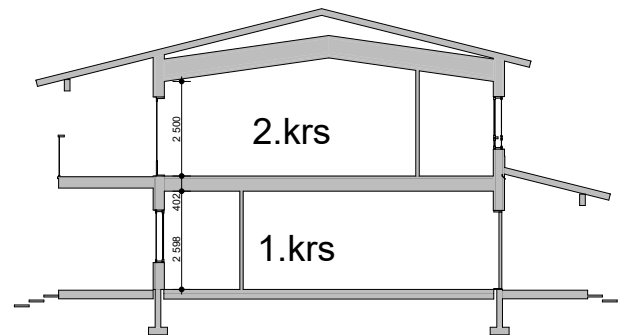
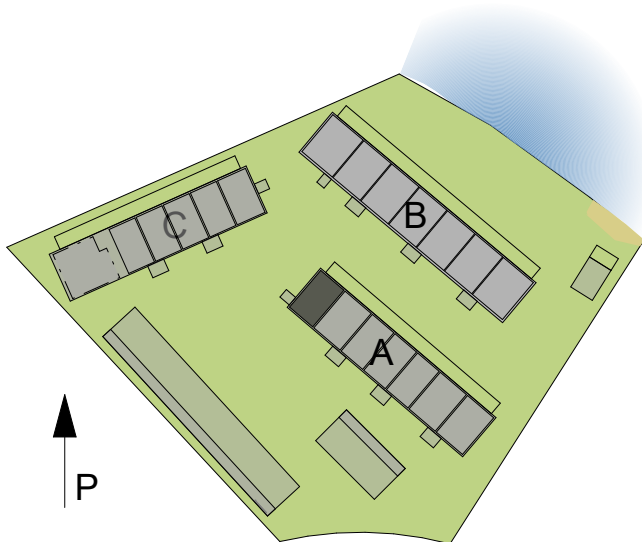
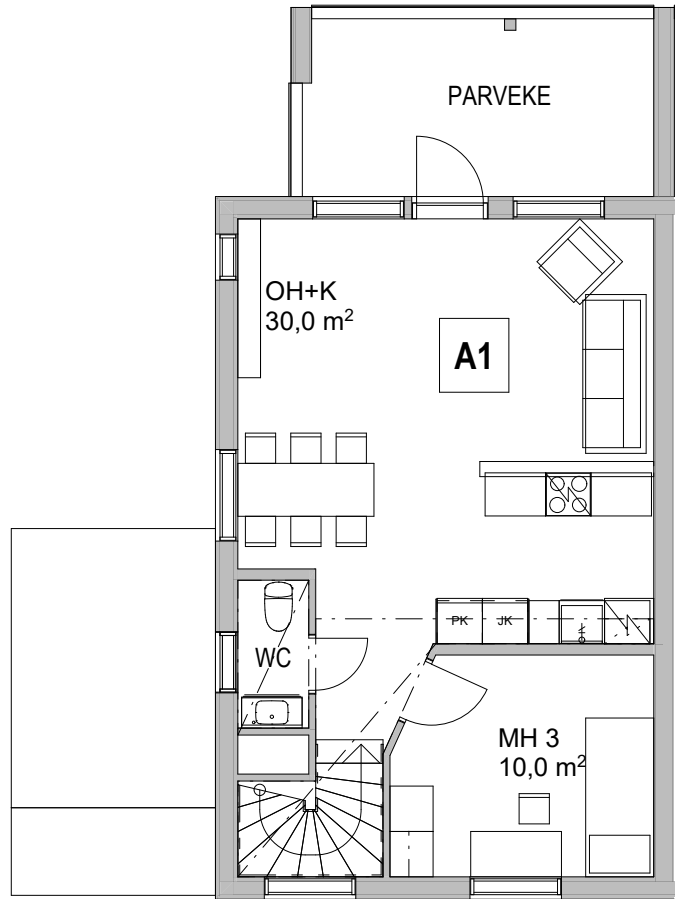


5 500

1.krs



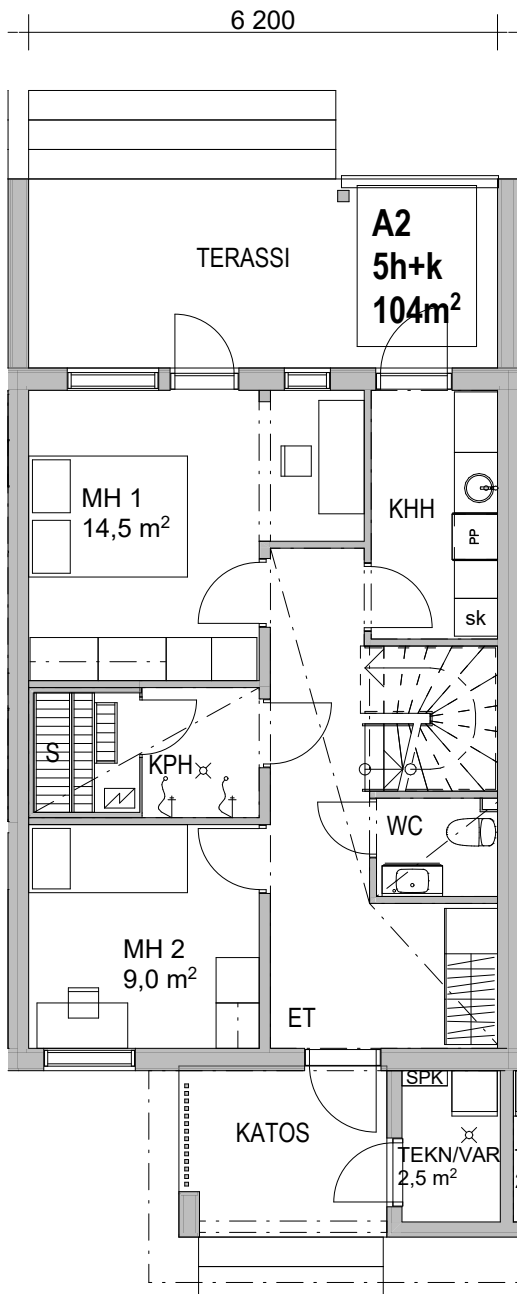
2.krs



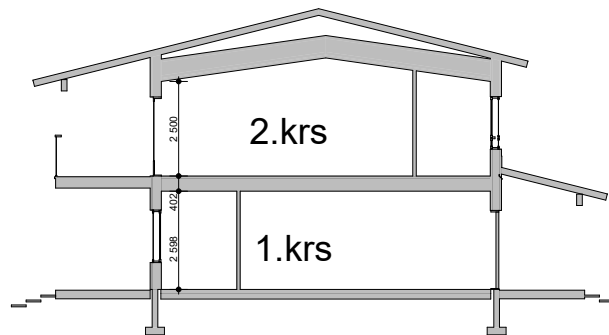
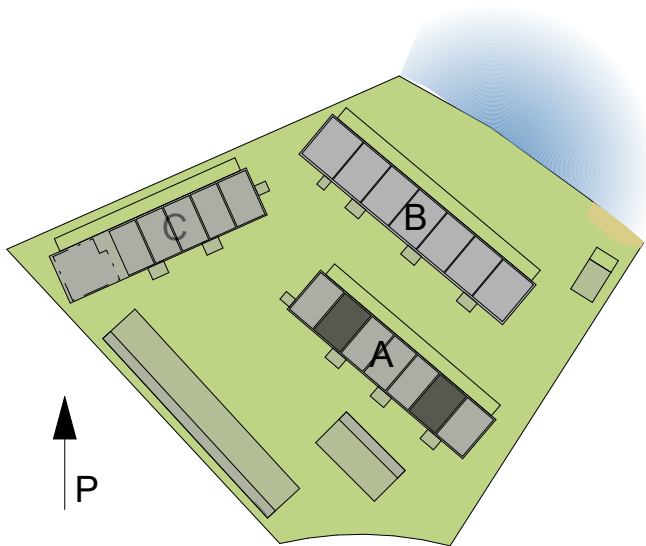
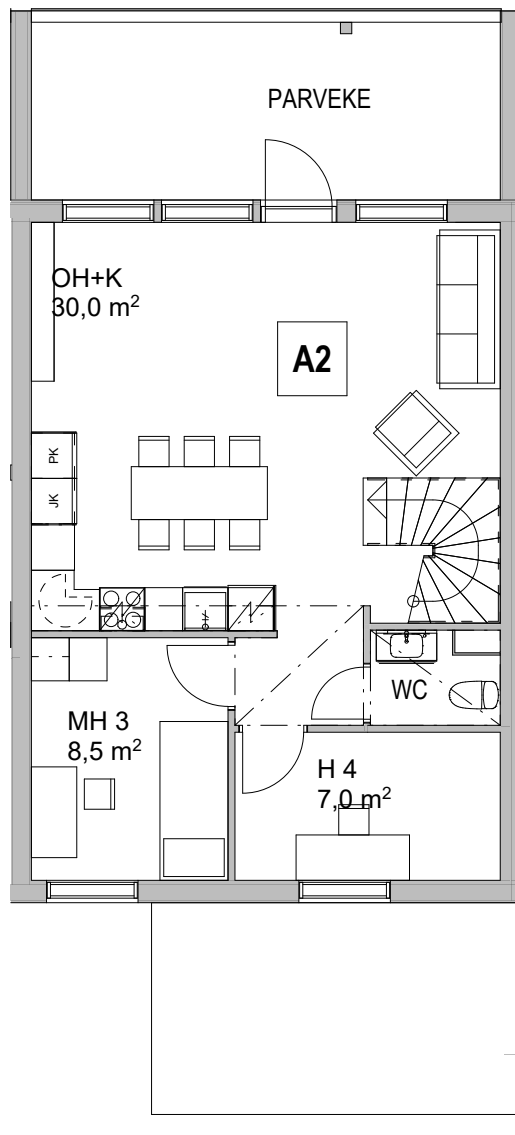
**A1**

**NOU  
PLAN**

1.krs



2.krs



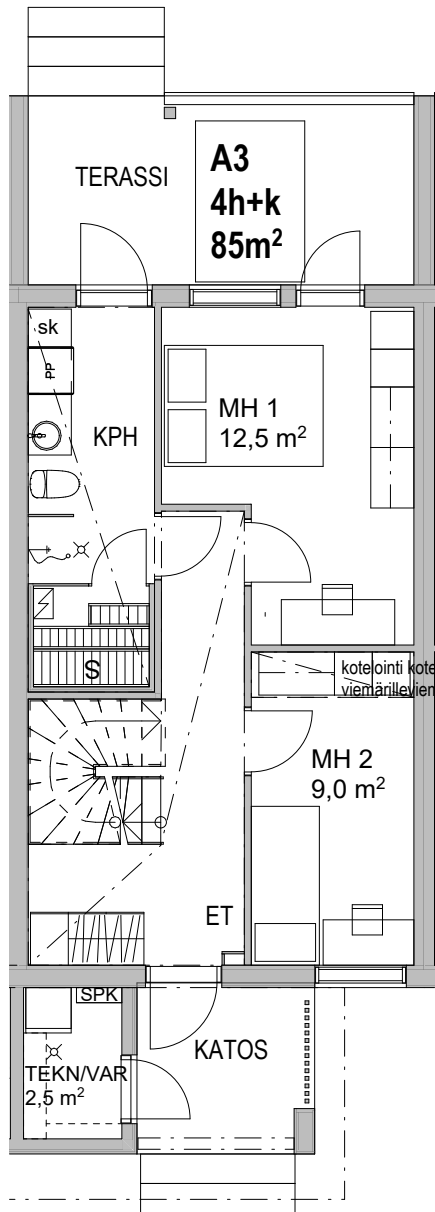
**A2, A6**

As Oy Kuopion Kuunsilta Talo A  
1.11.2022/JN

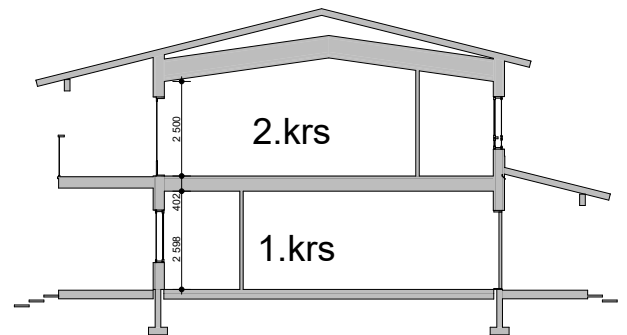
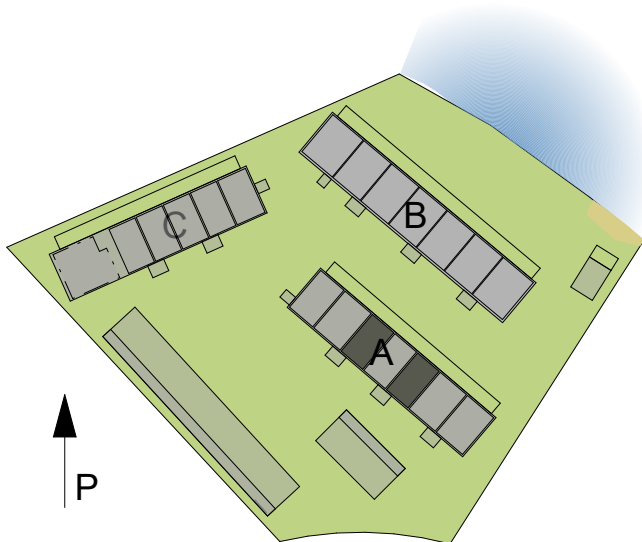
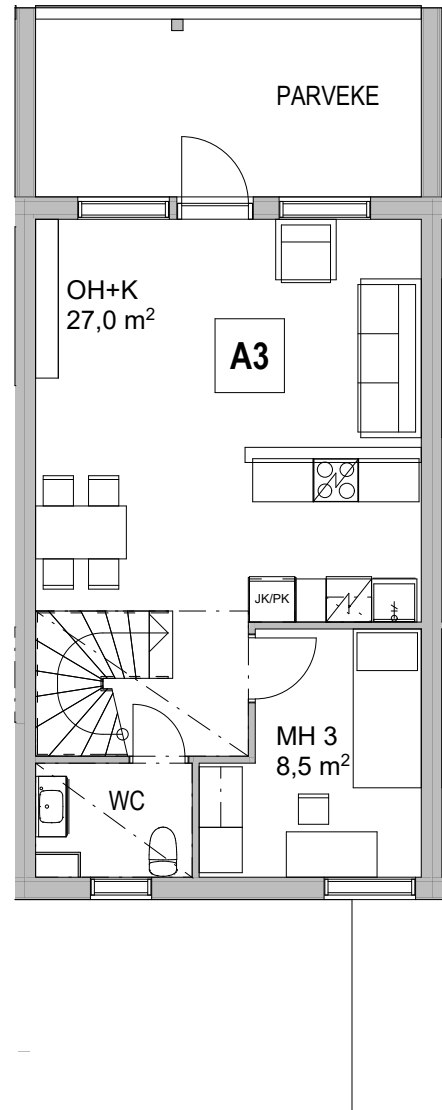
1:100, 1:200

5 100

1.krs



2.krs

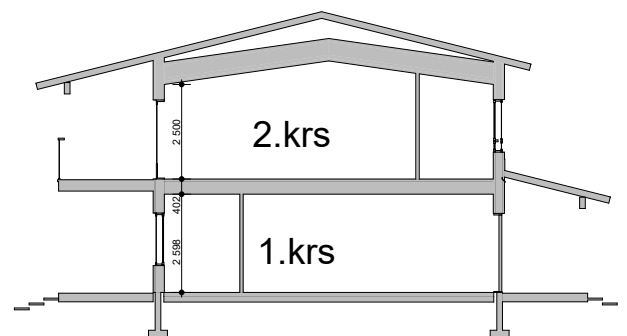
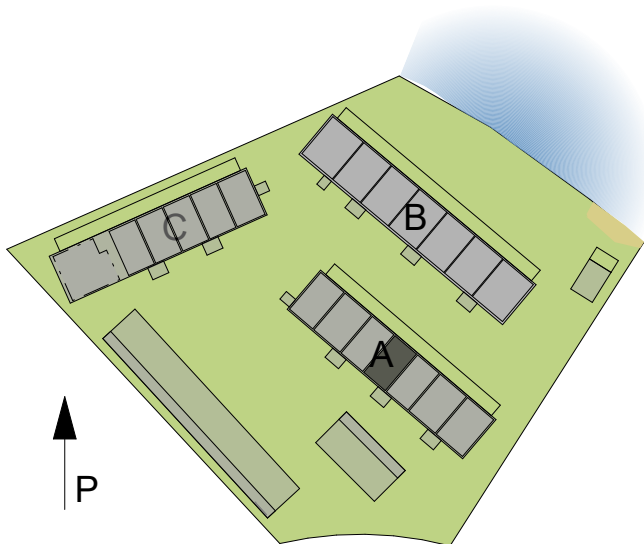
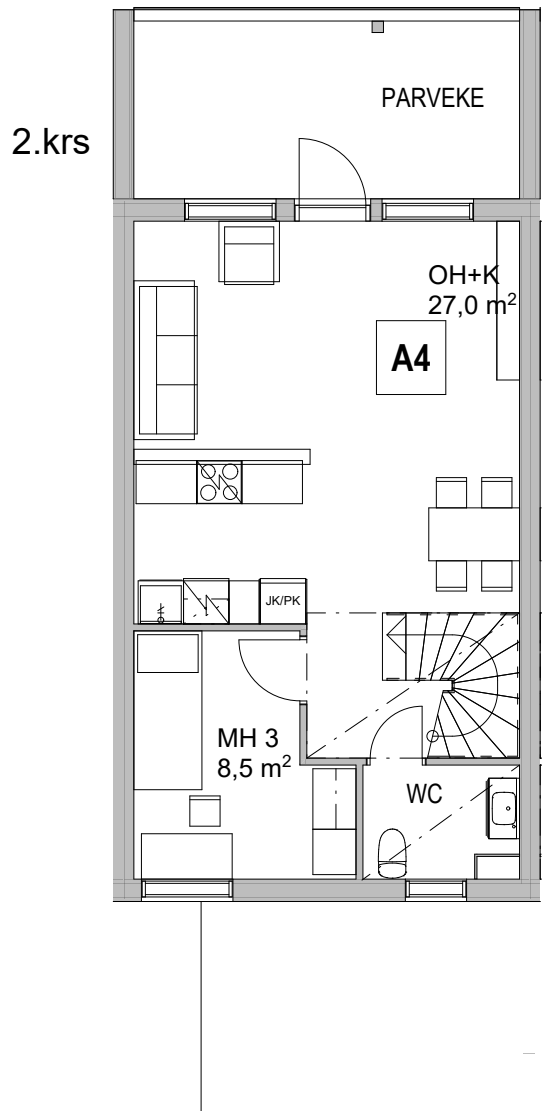
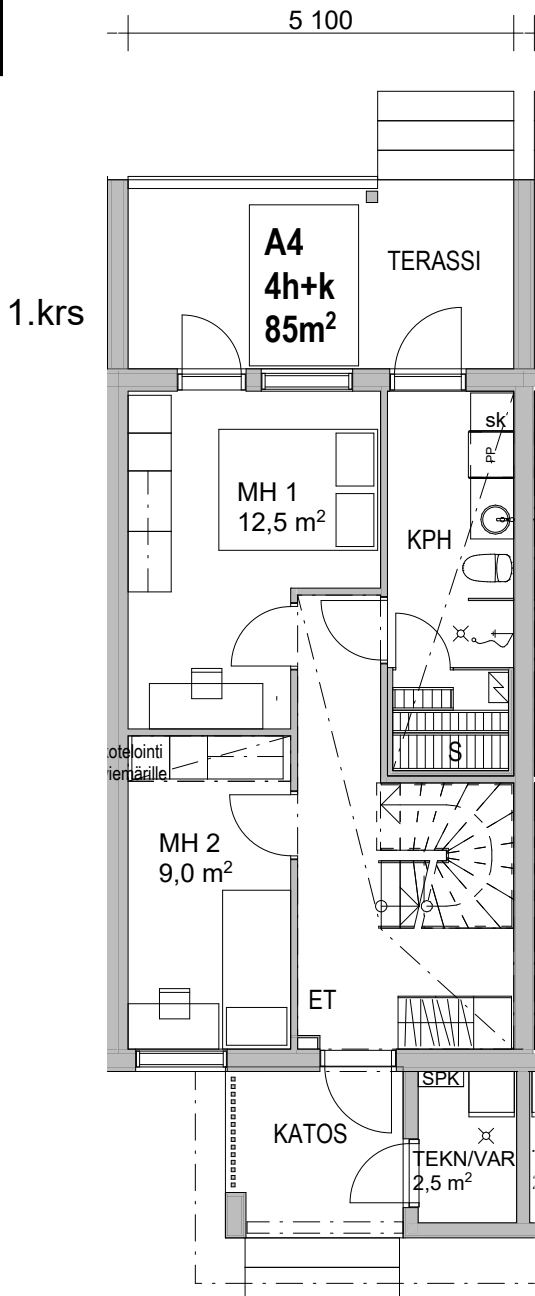


**A3, A5**

As Oy Kuopion Kuunsilta Talo A  
1.11.2022/JN

1:100, 1:200

**NOU  
PLAN**

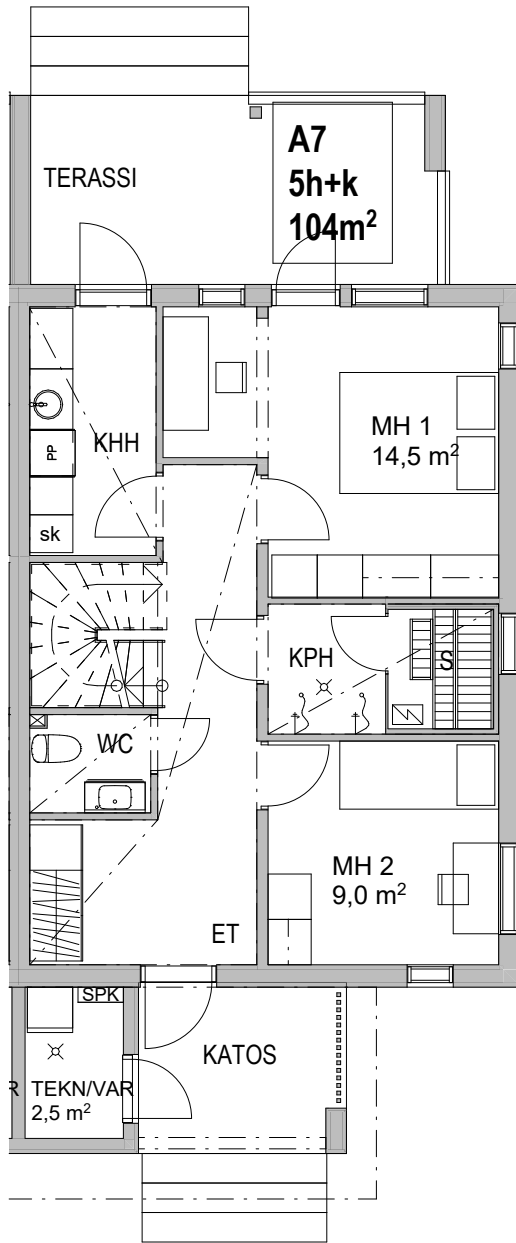


**A4**

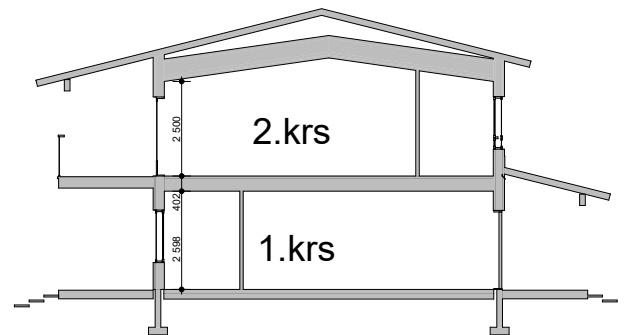
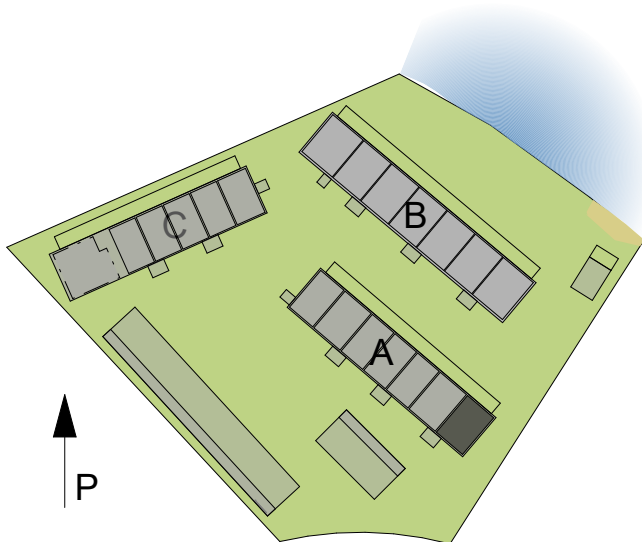
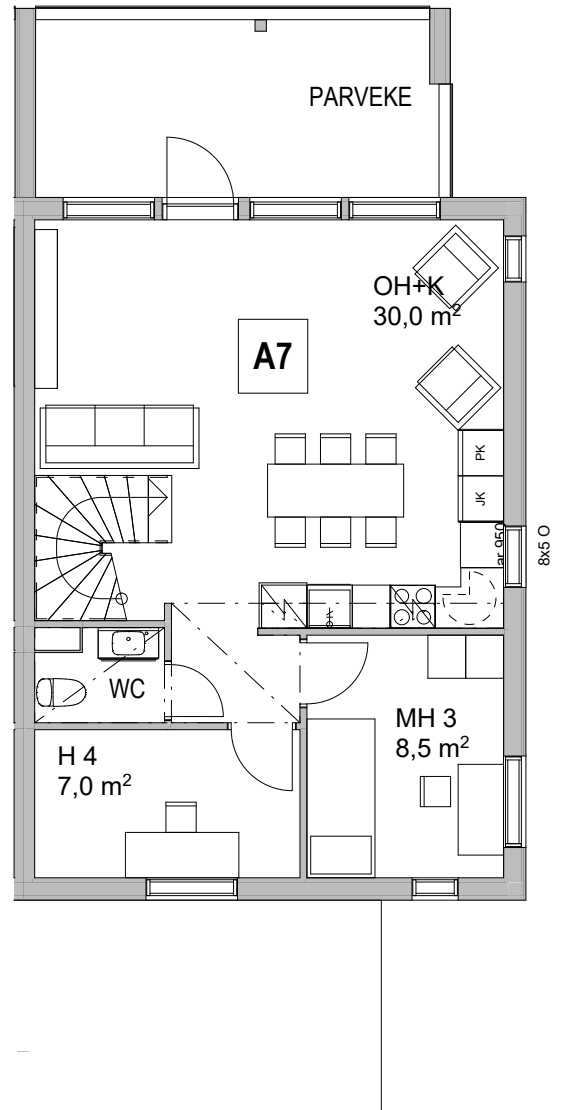
As Oy Kuopion Kuunsilta Talo A  
1.11.2022/JN 1:100, 1:200

6 200

1.krs



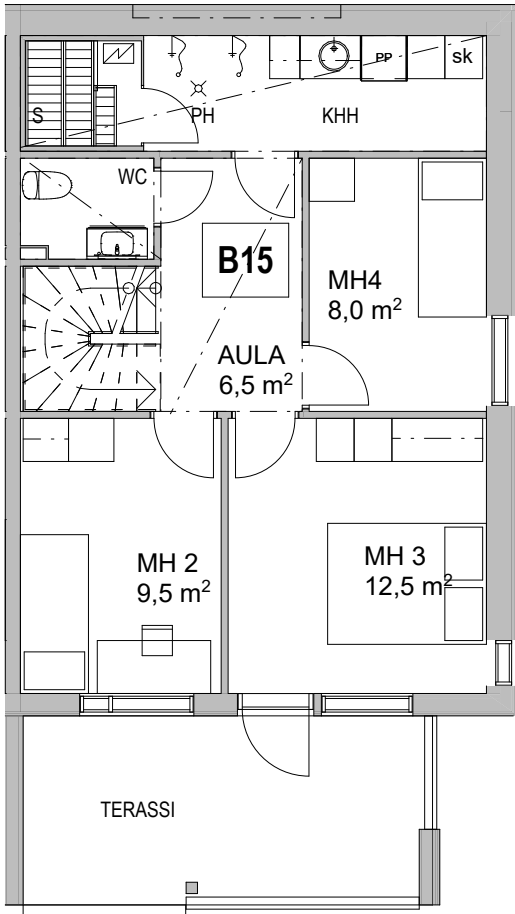
2.krs



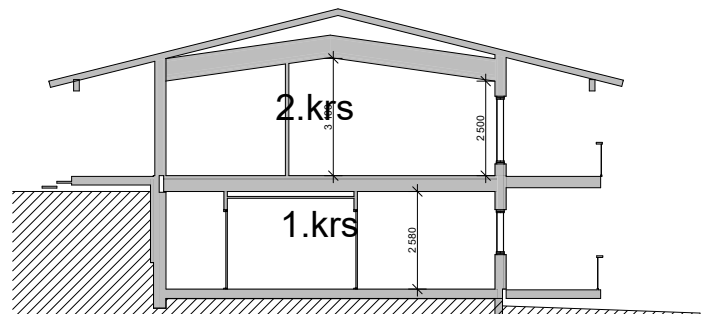
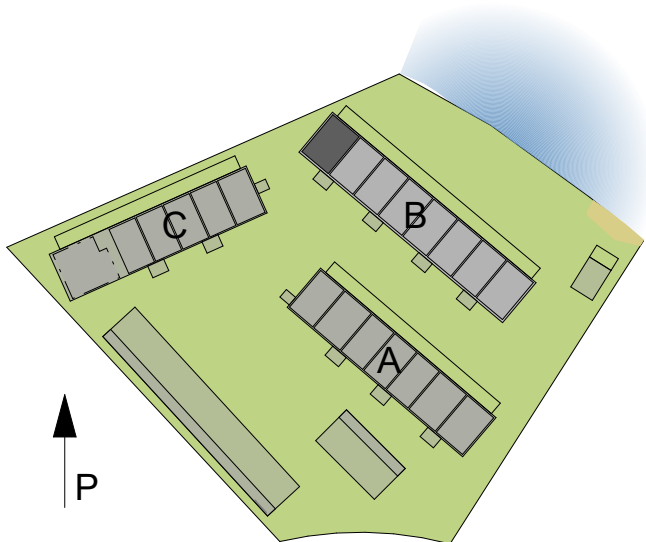
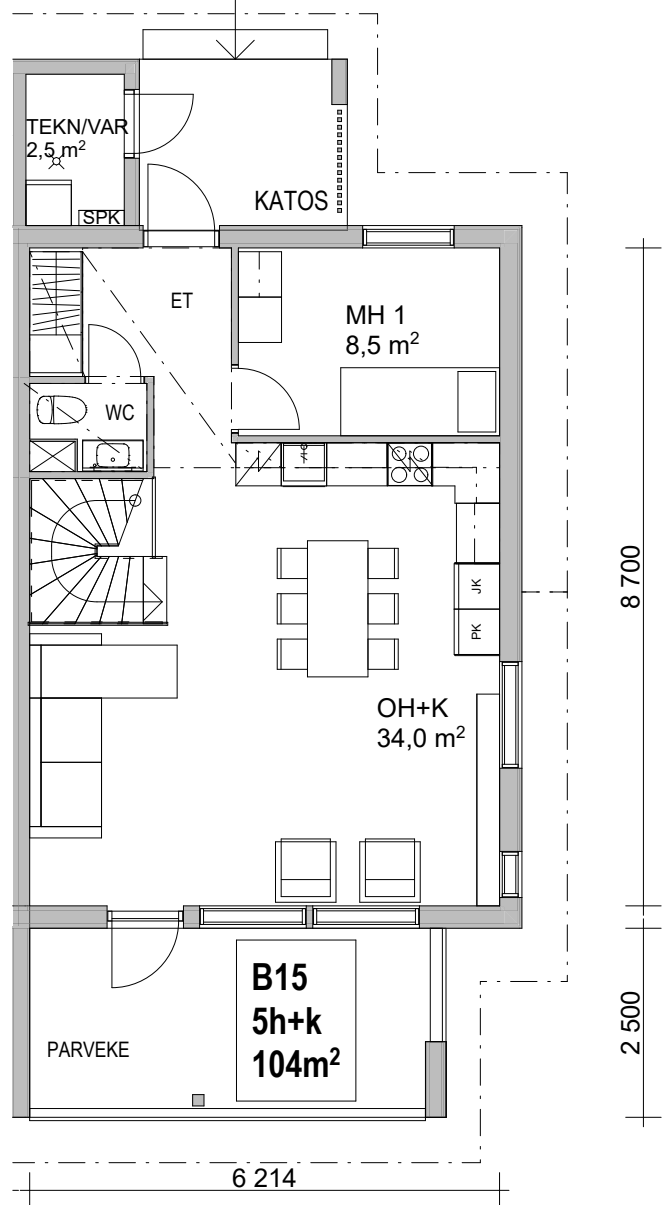
**A7**

As Oy Kuopion Kuunsilta Talo A  
1.11.2022/JN 1:100, 1:200

1.krs



2.krs



**B 15**

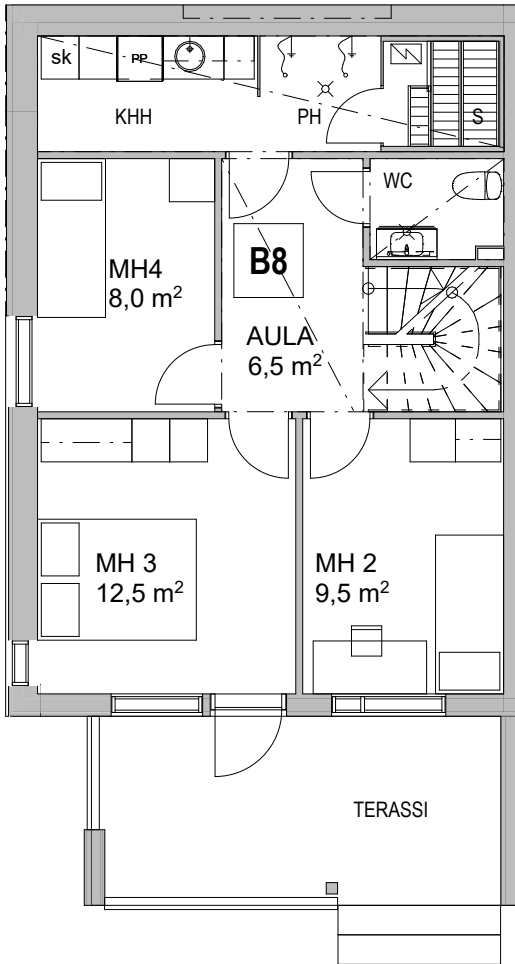
As Oy Kuopion Kuunsilta TALO B

1.11.2022 /JN

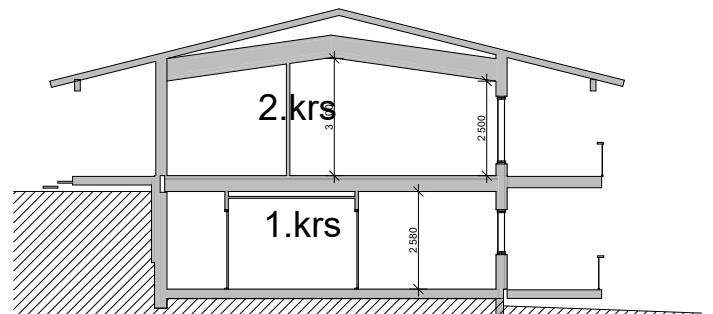
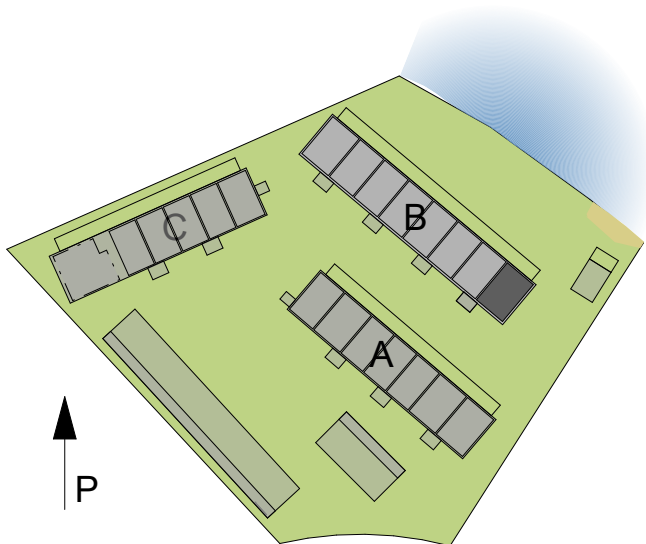
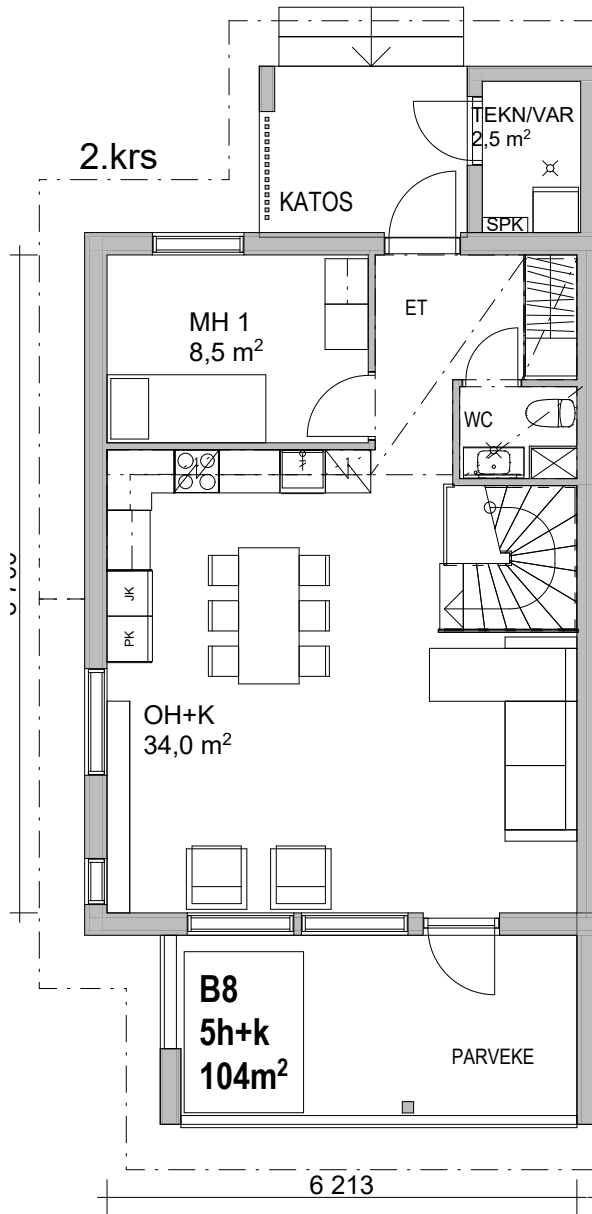
1:100, 1:200



1.krs



2.krs



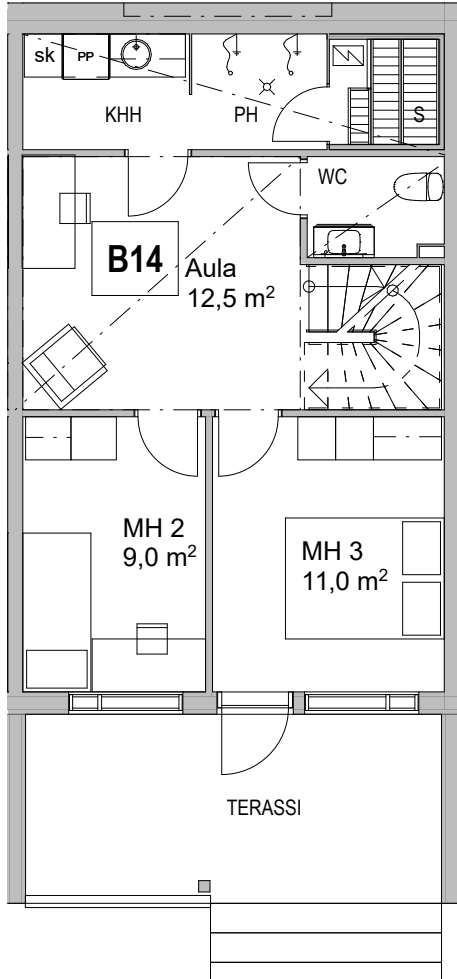
**B8**

As Oy Kuopion Kuunsilta TALO B

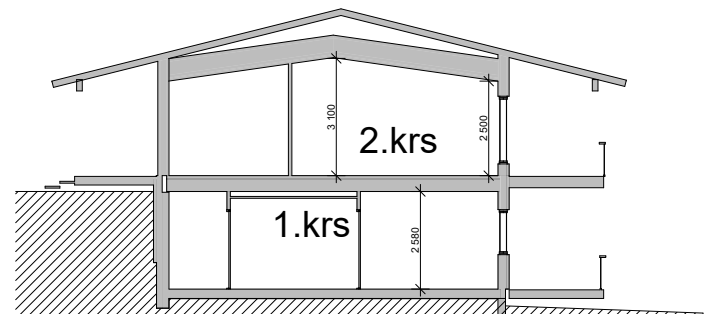
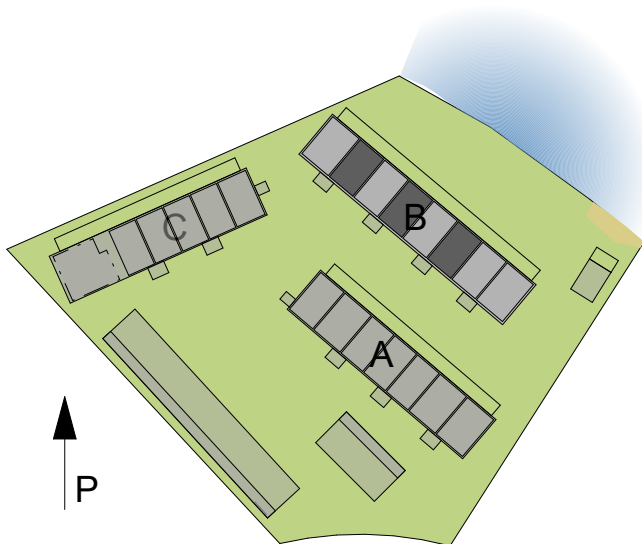
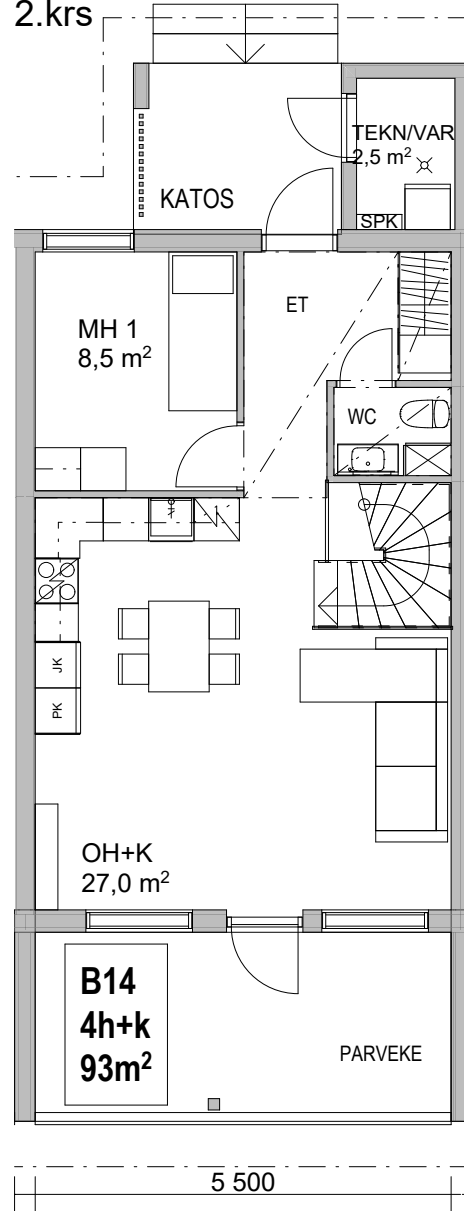
1.11.2022 /JN

1:100, 1:200

1.krs



2.krs



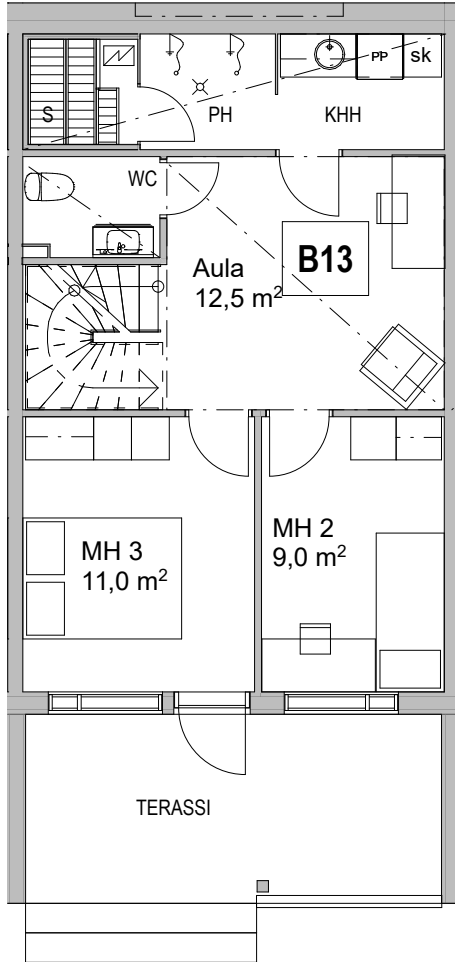
**B10, B12, B14**

As Oy Kuopion Kuunsilta TALO B

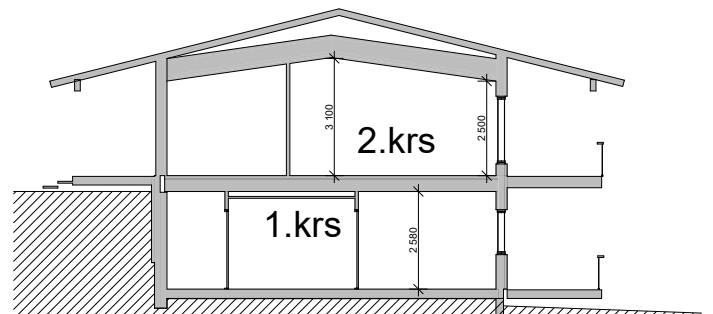
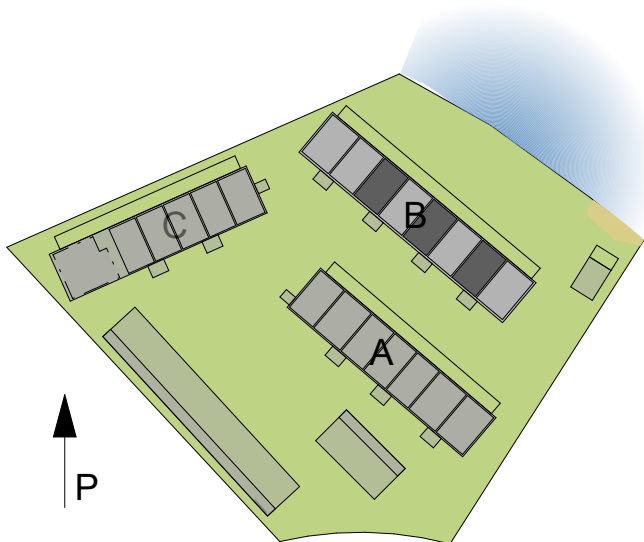
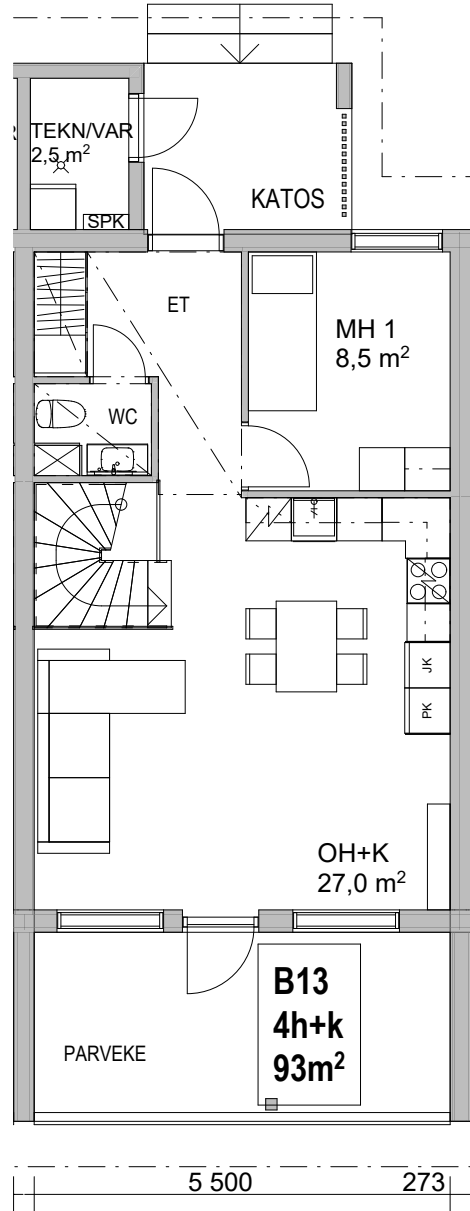
1.11.2022 /JN

1:100, 1:200

1.krs



2.krs



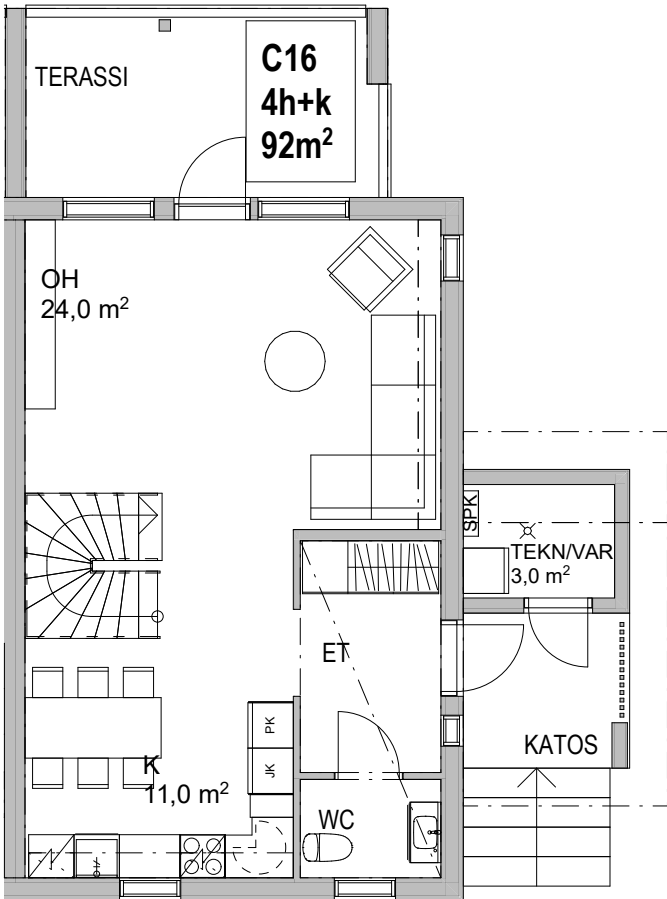
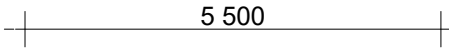
**B13, B11, B9**

As Oy Kuopion Kuunsilta TALO B

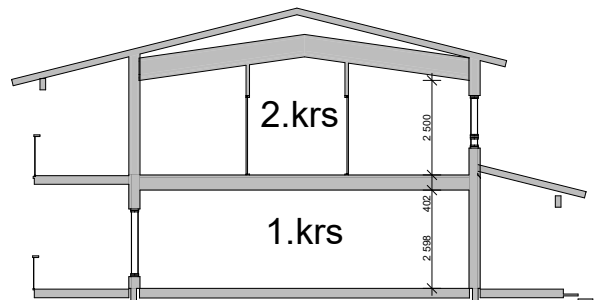
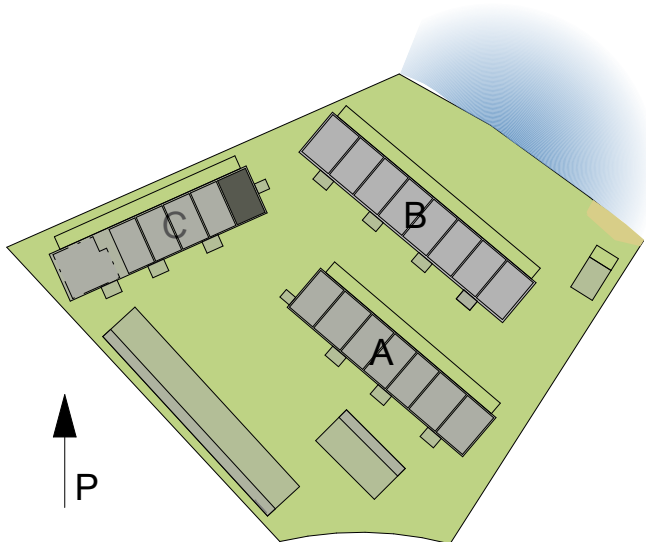
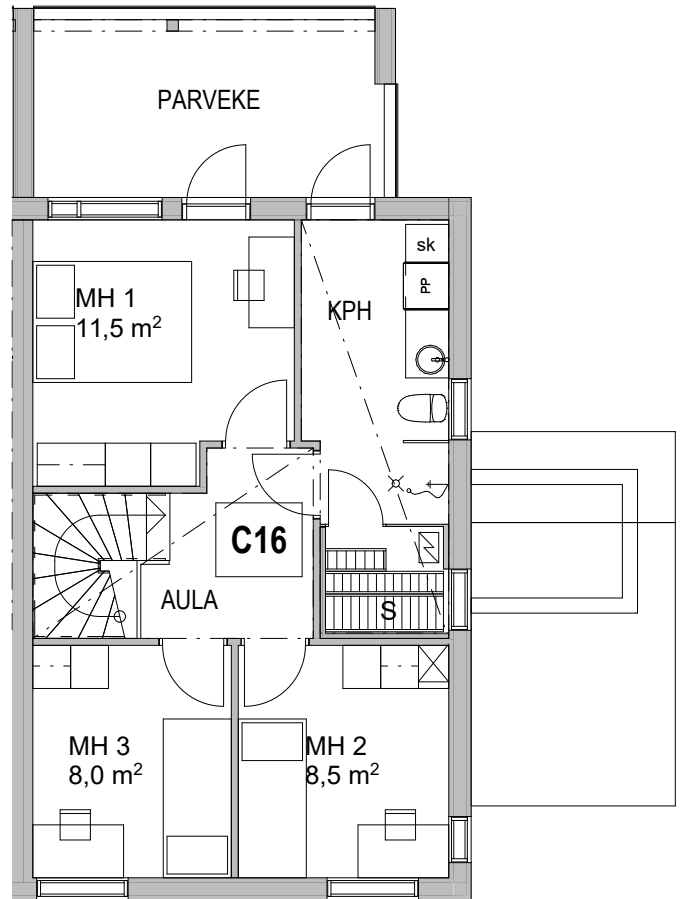
1.11.2022 /JN

1:100, 1:200

1.krs



2.krs



**C16**

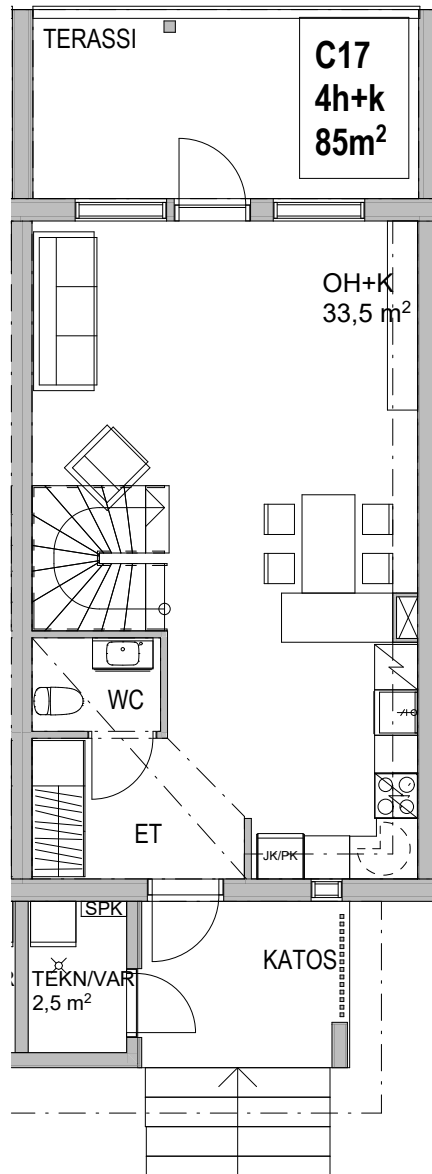
As Oy Kuopion Kuunsilta TALOC

1.11.2022/JN

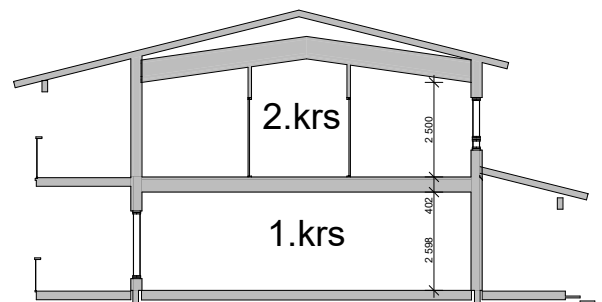
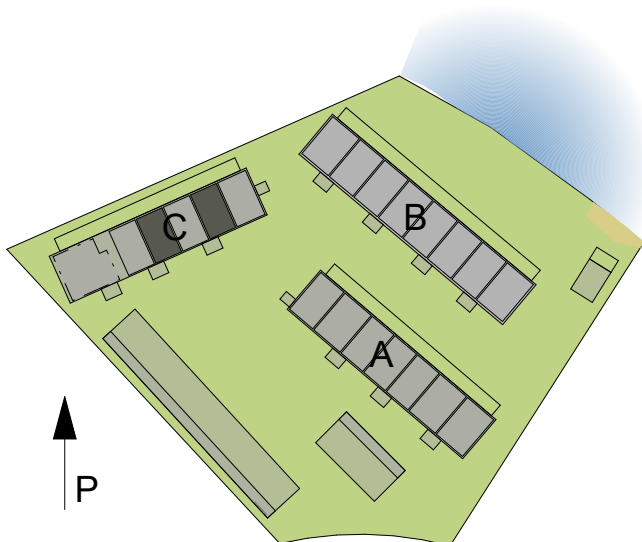
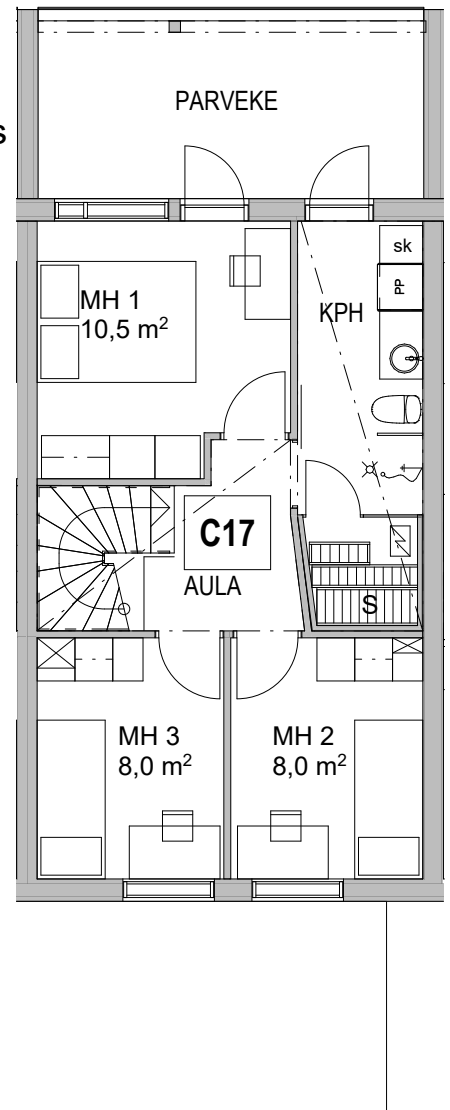
1:100, 1:200

5 100

1.krs



2.krs



**C17, C19**

As Oy Kuopion Kuunsilta TALOC

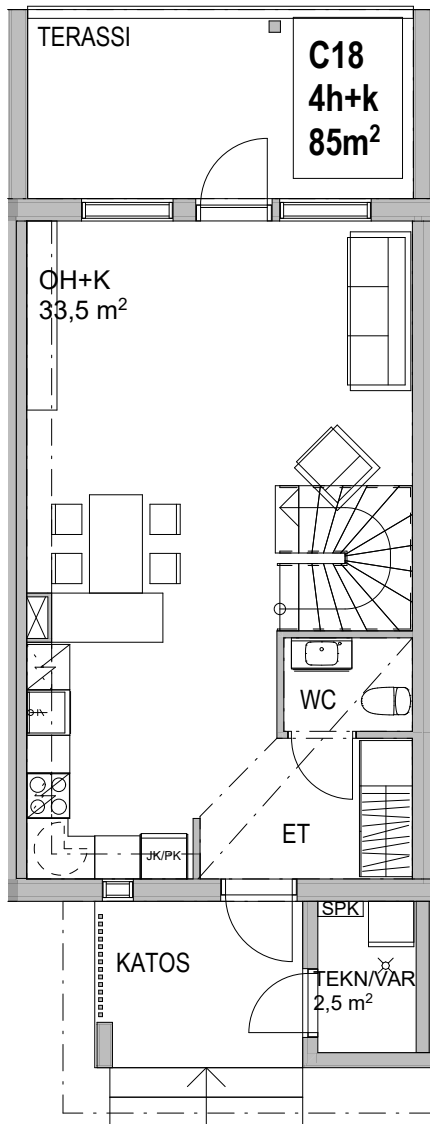
1.11.2022/JN

1:100, 1:200

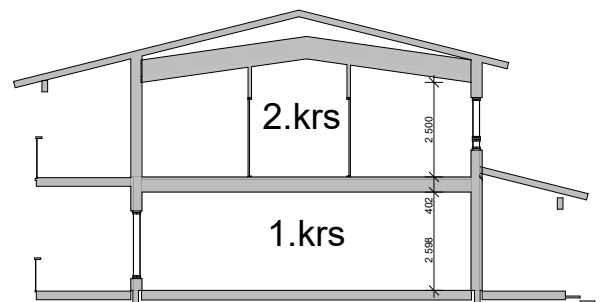
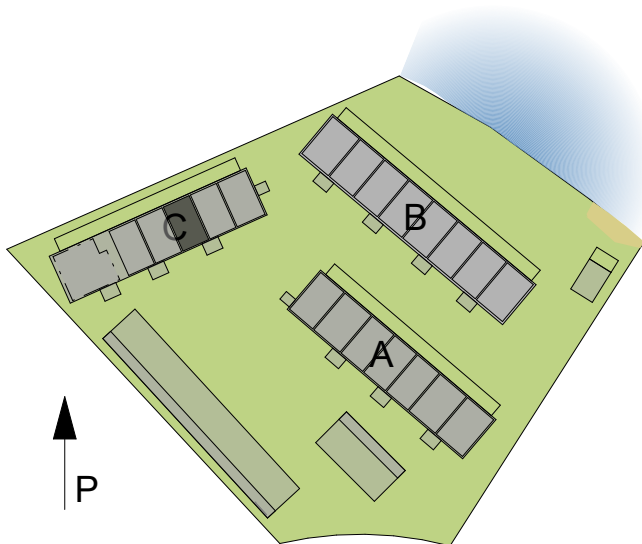
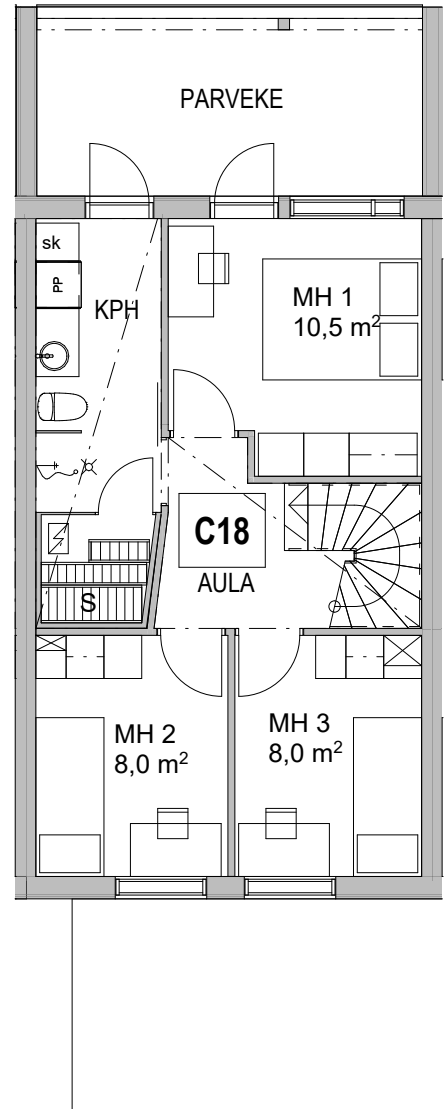


5 100

1.krs



2.krs



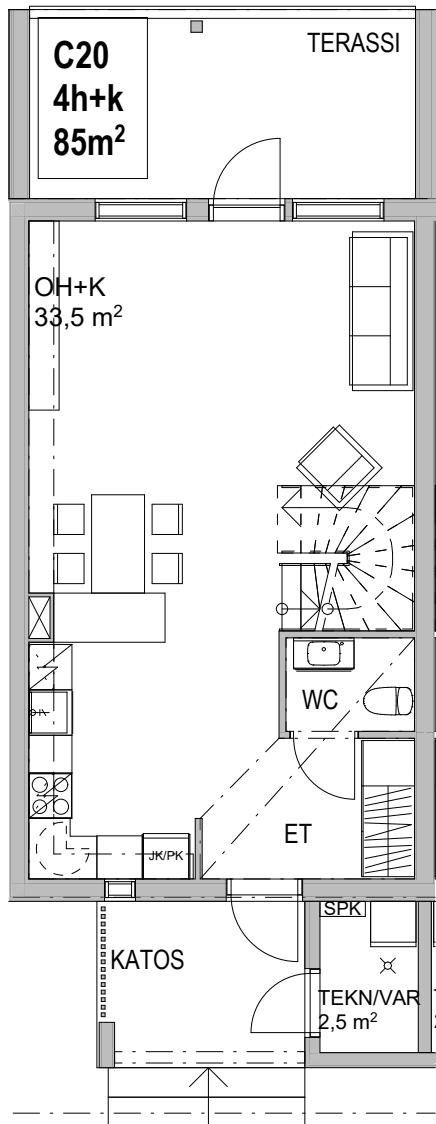
**C18**

As Oy Kuopion Kuunsilta TALOC  
1.11.2022/JN

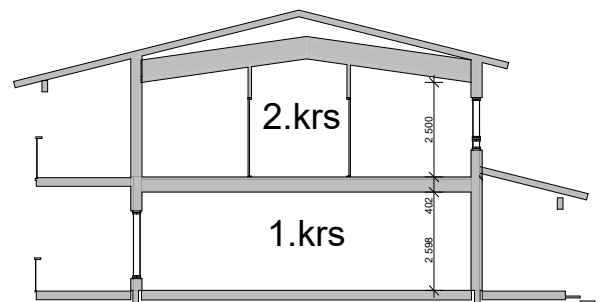
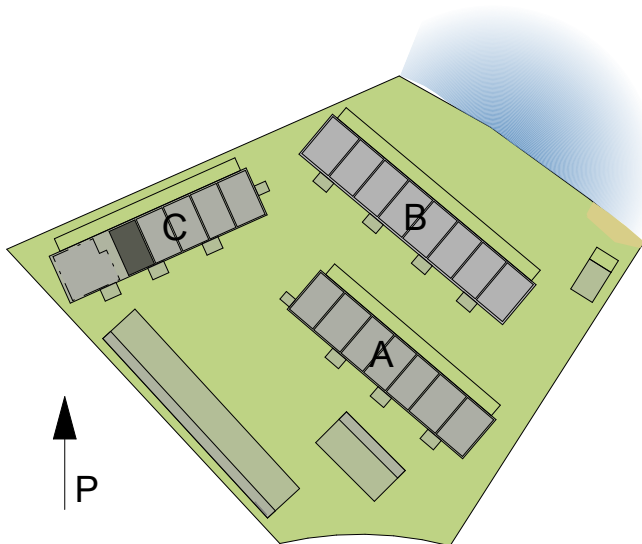
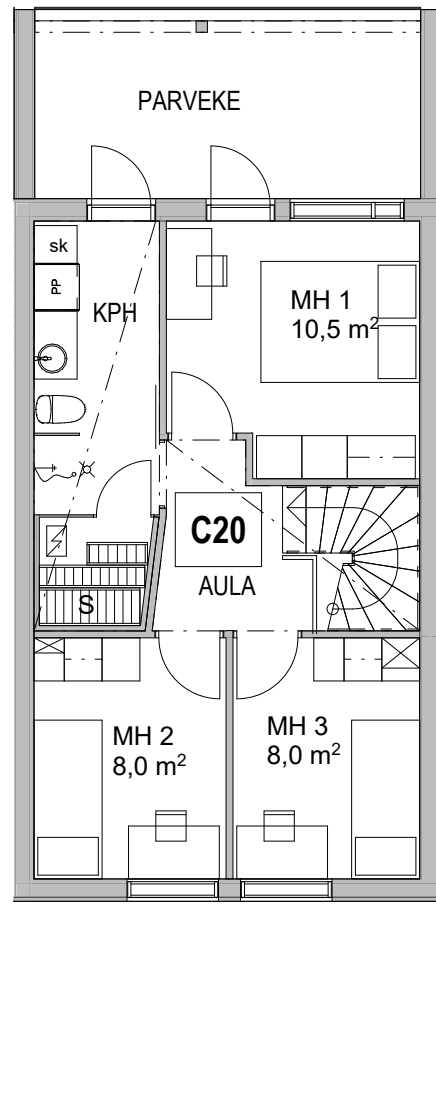
1:100, 1:200

5 100

1.krs



2.krs



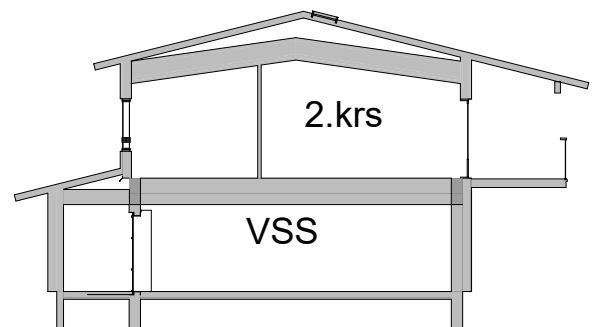
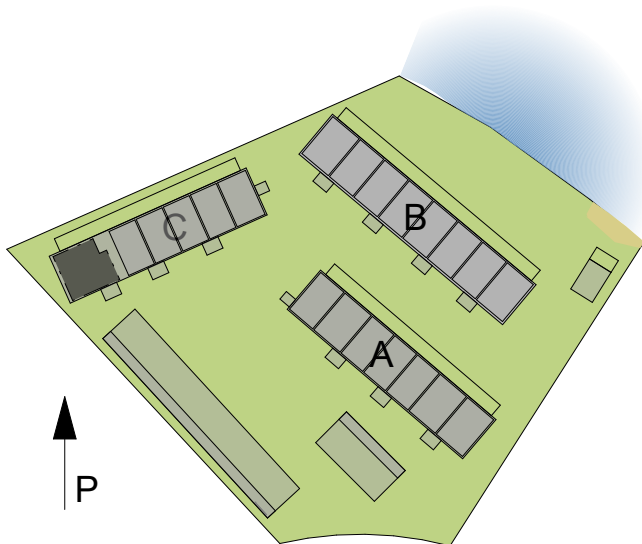
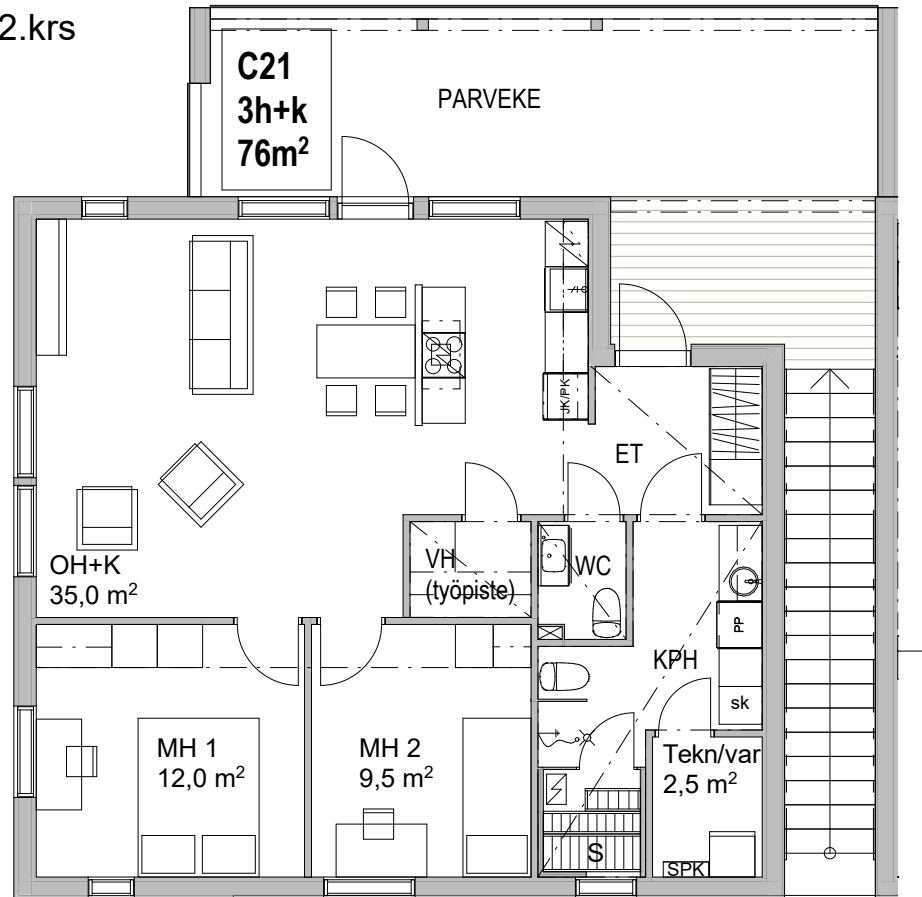
**C20**

As Oy Kuopion Kuunsilta TALOC

1.11.2022/JN

1:100, 1:200

2.krs

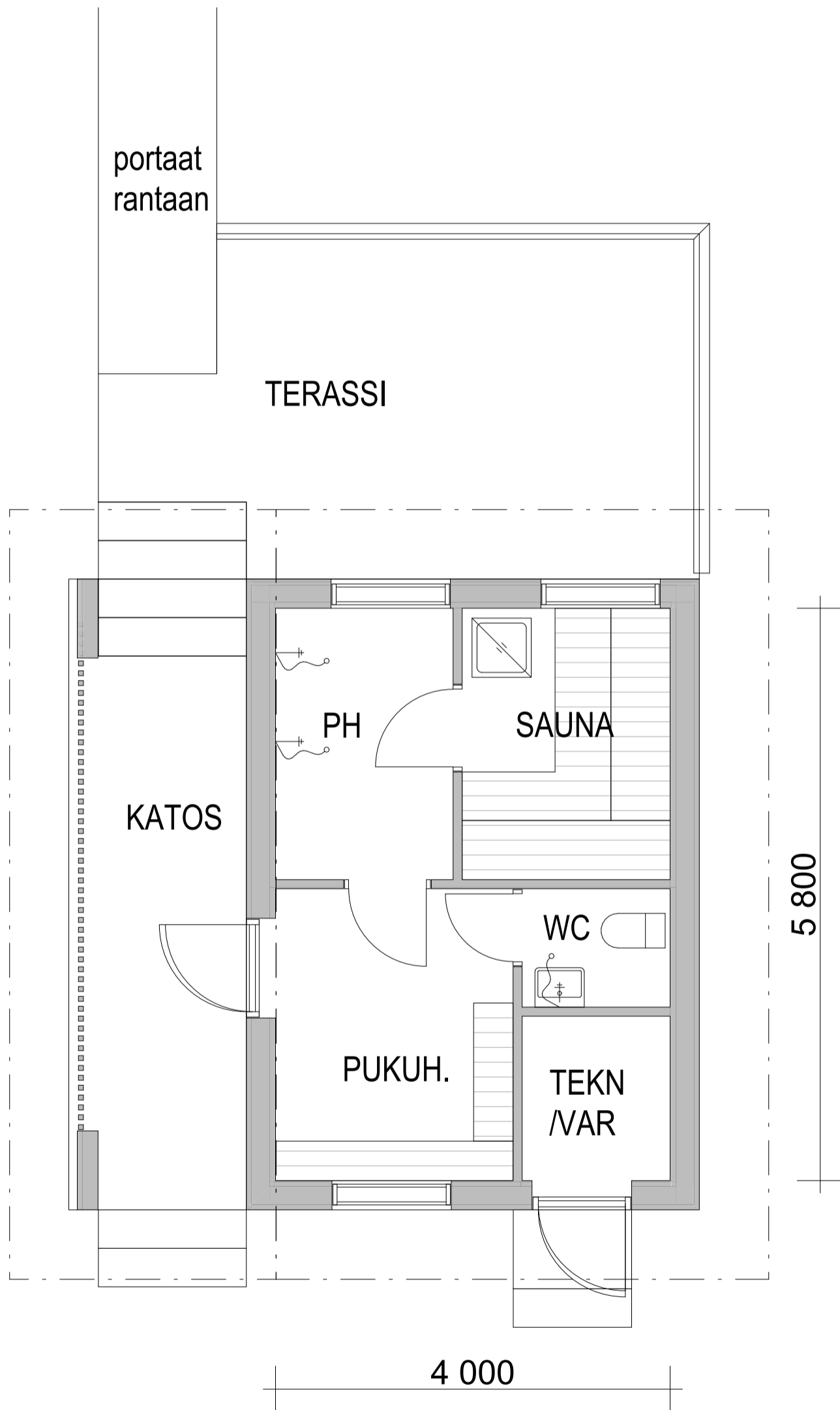


C21

As Oy Kuopion Kuunsilta TALOC

1.11.2022/JN

1:100, 1:200



## Hinnasto; Asunto Oy Kuopion Kuunsilta 10

Hinnat voimassa toistaiseksi

2.1.2025

Asunnot ja hinnat							
Asunto	Tyyppi	m <sup>2</sup>	Osakenrot	Osake kpl	Velaton hinta	Yhtiö- lainaosuus	Myyntihinta
A1	4h,k,s	92	1-92	92	321 000 €	0 €	321 000 €
A2	5h,k,s	104	93-196	104	353 000 €	0 €	353 000 €
A3	4h,k,s	85	197-281	85	296 000 €	0 €	296 000 €
A4	4h,k,s	85	282-366	85	296 000 €	0 €	296 000 €
A5	4h,k,s	85	367-451	85	296 000 €	0 €	296 000 €
A6	5h,k,s	104	452-555	104	353 000 €	0 €	353 000 €
A7	5h,k,s	104	556-659	104	363 000 €	0 €	363 000 €
B8	5h,k,s	104	660-763	104	398 000 €	0 €	398 000 €
B9	4h,k,s	93	764-856	93	353 000 €	0 €	353 000 €
B10	4h,k,s	93	857-949	93	353 000 €	0 €	353 000 €
B11	4h,k,s	93	950-1042	93	353 000 €	0 €	353 000 €
B12	4h,k,s	93	1043-1135	93	353 000 €	0 €	353 000 €
B13	4h,k,s	93	1136-1228	93	353 000 €	0 €	353 000 €
B14	4h,k,s	93	1229-1321	93	353 000 €	0 €	353 000 €
B15	5h,k,s	104	1322-1425	104	398 000 €	0 €	398 000 €
C16	4h,k,s	92	1426-1517	92	307 000 €	0 €	307 000 €
C17	4h,k,s	85	1518-1602	85	285 000 €	0 €	285 000 €
C18	4h,k,s	85	1603-1687	85	285 000 €	0 €	285 000 €
C19	4h,k,s	85	1688-1772	85	285 000 €	0 €	285 000 €
C20	4h,k,s	85	1773-1857	85	285 000 €	0 €	285 000 €
C21	3h,k,s	76	1858-1933	76	259 000 €	0 €	259 000 €

Autopaikka	Tyyppi	Os.Nro	Myyntihinta
AK1	Autokatos	1934	9 000 €
AK2	Autokatos	1935	9 000 €
AK3	Autokatos	1936	9 000 €
AK4	Autokatos	1937	9 000 €
AK5	Autokatos	1938	9 000 €
AK6	Autokatos	1939	9 000 €
AK7	Autokatos	1940	9 000 €
AK8	Autokatos	1941	9 000 €
AK9	Autokatos	1942	9 000 €
AK10	Autokatos	1943	9 000 €
AK11	Autokatos	1944	9 000 €
AK12	Autokatos	1945	9 000 €
AK13	Autokatos	1946	9 000 €
AK14	Autokatos	1947	9 000 €
AK15	Autokatos	1948	9 000 €
AK16	Autokatos	1949	9 000 €
AK17	Autokatos	1950	9 000 €
AK18	Autokatos	1951	9 000 €
AK19	Autokatos	1952	9 000 €
AK20	Autokatos	1953	9 000 €
AP21	Autopaikka	1954	4 000 €
AP22	Autopaikka	1955	4 000 €
AP23	Autopaikka	1956	4 000 €
AP24	Autopaikka	1957	4 000 €
AP25	Autopaikka	1958	4 000 €
AP26	Autopaikka	1959	4 000 €



Kiinteistön tuotot			Budjetti €/yks.	Budjetti 2024-2025
Hoitovastikkeet		kk x		
Asunnot 1.7.-31.12.	1933,0	6	2,300	26 675,40
Asunnot 1.1.-30.6.	1933,0	6	2,400	27 835,20
Autokatos 1.7.-31.12	420,0	6	1,150	2 898,00
Autokatos 1.1.-30.6.	420,0	6	1,200	3 024,00
Autopaikka 1.7.-31.12.	65,0	6	0,575	224,25
Autopaikka 1.1.-30.6.	65,0	6	0,600	234,00
Vuokrat/käyttökorvaukset				
Vesimaksut lämmin	525,0	€/m3	11,00	5 775,00
Vesimaksut kylmä	975,0	€/m3	5,60	5 460,00
Kaapelitelevisiovastike	21	€/huoneisto/kk	1,92	483,84
Laajakaistavastike	21	€/huoneisto/kk	6,98	1 758,96
Ylijäämä/Alijäämä				1 790,26
<b>Kiinteistön tuotot yht.</b>				<b>76 158,91</b>

## Kiinteistön hoitokulut

Palkat ja palkkiot ja sivukulut				
Tilintarkastajien palkkiot				-500,00
Hallituksen palkkiot				
Hallintopalvelut				
Isännöinti (sis. Alv 25,5 %)	12	kk x	465,57	-5 586,84
kokouskulut, kopiot, pankki				-2 000,00
Käyttö- ja huoltopalvelut				
Kiinteistöhuolto veloitukset	5	kk x	253,02	-1 265,10
	7		530,00	-3 710,00
Muut käytön ja huollon kulut				-1 200,00
Kaapeli TV	12	21	1,92	-483,84
Kulutus		MWh x		
Vesi, perusmaksu	12	kk x	100,00	-1 200,00
Vesi ja jätevesi ( kulutus )	1500	m3 x	5,60	-8 400,00
Kiinteistösähkö kulutus	185000	kwh	0,15	-27 750,00
Jätehuolto				-1 800,00
Ulkoalueen hoitopalvelut				-1 000,00
Vakuutukset				-2 638,38
Kiinteistövero				-16 000,00
Vuosikorjaukset ja hankinnat				-865,79
Muut hoitokulut				
<b>Hoitokulut yhteensä</b>				<b>-76 158,91</b>

Hoitokate

## Maksut 1.1.2025 alkaen

Asunnot 1.7.-31.12.	2,30	€/m2/kk
<b>Asunnot 1.1.-30.6.</b>	<b>2,40</b>	<b>€/m2/kk</b>
Autokatos 1.7.-31.12	1,15	€/m2/kk
<b>Autokatos 1.1.-30.6.</b>	<b>1,20</b>	<b>€/m2/kk</b>
Autopaikka 1.7.-31.12.	0,575	€/m2/kk
<b>Autopaikka 1.1.-30.6.</b>	<b>0,600</b>	<b>€/m2/kk</b>
Vesimaksut lämmin	11,00	€/m3
Vesimaksut kylmä	5,60	€/m3
Kaapelitelevisiovastike	1,92	€/huoneisto/kk
Laajakaistavastike	6,98	€/huoneisto/kk

Huom! Ei boldatut maksut ovat vuoden 2024 maksuja ja boldatut 1.1.2025 alkaen voimassa olevia maksuja.





# SÄÄSTÖPANKKIIRI JEESAA KUOPIOSSA!

Saat meiltä henkilökohtaista palvelua ja nopean asuntolainatarjouksen, joka antaa tilaa hyvälle elämälle.

**Ota yhteyttä ja jutellaan lisää!**

**Kristiina Martikainen**

säästöpankkiiri,  
henkilöasiakkaat,  
asiakkuuspäällikkö  
044 702 2543



**Säästöpankki**

TAHDON ASIALLA.