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Avain Yhtiöt and A. Ahlström Real Estate will be developing the University of Helsinki's Kumpulanmäki

Senate Properties and Helsinki University Properties Ltd. organised a partnership and bidding competition in spring 2022 for the northernmost block complex of Kumpulanmäki area situated at the intersection of the Kustaa Vaasan tie and Pietari Kalmin katu streets. Avain Yhtiöt and A. Ahlström Real Estate won the competition with the proposition titled "Kustaanportti" produced by the architecture firm Arkkitehtitoimisto HMV Oy. The block's location alongside Lahdenväylä, at the intersection of the new planned public rail line connections Viikki-Malmi and Kalasatama-Pasila, will make the area a tightly-knit part of the inner city.

"The partnership planning resulted in a joint solution for the block that both responds to Helsinki's housing needs and also allows for the building of versatile premises in the immediate vicinity of the university. Simultaneously, it functions as a refreshing element for the cityscape and the Kumpula Campus, a gate to the inner city", **Perttu Liukku**, the CEO of Avain Yhtiöt, sums up.

The proposed plan includes a wide selection of housing forms and premises. These areas that were previously dedicated for governmental and university use and had remained undeveloped for a long period of time, are now planned for housing, services and businesses. The property will consist of right-of-occupancy apartments, long-term interest subsidy rental apartments and non-subsidised housing. The wide-range of housing and housing ownership types will enable, for example, students with families to find spacious and affordable homes from the planned block. The proximity of the campus and adaptable spaces make the property an attractive choice for both private and public actors. The planning will bring much-needed services to the area; cafés, restaurants and a grocery store.

"The development of the Kumpula Campus has progressed smoothly in the desired direction. The campus area will be an even more vibrant area, where science teaching and research, businesses, and a pleasant living environment come together. Having trustworthy partners with us right from the start facilitates good co-operation and ensures that we reach our goals. I look forward to the planning's progression and the implementation of improvements", states **Jaana Ihalainen**, the CEO of Helsinki University Properties Ltd.

"In line with our strategy, we are investing in high-quality premises in the metropolitan area and in other growth centres. We see a lot of opportunities in connecting research, science and businesses activities. Co-operation has been smooth between all the participants, city planning and the university properties", states **Peter Ahlström**, the CEO of A. Ahlström Real Estate.

Avain Yhtiöt and A. Ahlström Real Estate both have a long history in urban development as well as management of housing and premises. Both parties are involved in the project as long-term owners.