

Helsinki

Mechelininkatu 15 (Helsinki)

00100

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1,928
Year built

7
Floors

3,690 m²
Total area

39
Apartments

Concrete
Material

✓
Lift

Worth checking

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**
Moderate rental yield
- Area trajectory**
Prices broadly stable
- Environment risks**
Elevated traffic noise

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)

Rental yield

Gross: 3.5% · Net: ~2.5%

Building

1,928
Year built

7
Floors

3,690 m²
Total area

39
Apartments

Use type
Residential
Lift

Material
Concrete
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: Not in a mapped flood zone (source: SYKE)
- Area radon: median 101 Bq/m³ — moderate (Finland reference 300, WHO 100)

Demographics

Population

18,492 · postal level

Median income

€34,408 · postal level

Tertiary educated

63% · postal level

Building context

- Protected building (SO)
- Traffic noise (Lden): 65–70 dB

Kindergarten, school, park

Nearest kindergarten

274 m

Nearest school

178 m

Schools within 1 km

10

Nearest park

106 m

Straight-line distance, not a walking route — a river or highway can make the real distance longer.

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?

Some data for this country is still being connected.

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