

**SALES BROCHURE**



HOUSING COMPANY TAMPEREEN

RANTAPERKIÖN

SHERIFFI

**JATKE**





*Illustration of Apartment A15.*

## **A CAREFREE HOME SURROUNDED BY NATURE**

**Do you dream of effortless living close to nature, while still valuing smooth connections to Tampere city center and everyday services? Housing Company Tampere Rantaperkiön Sheriffi is designed for exactly that lifestyle.**

The developer reserves the right to make changes to the information, structures, materials and drawings presented in this brochure. All illustrations are artist's impressions. Buyers must review the official sales documents and confirmed plans at the time of signing the deed.



# A ONE OF A KIND SHERIFFI SURROUNDED BY URBAN NATURE

We are creating a versatile residential project in Tampere, on the border of Rantaperkiö and Härmälä.



## Close to Nature

The surrounding nature flows indoors through the apartments' large windows, while the picturesque shores of Lake Pyhäjärvi, the Hatanpää Arboretum, and numerous smaller local parks are all just a short walk from your doorstep. The nature oriented surroundings offer versatile opportunities for outdoor activities, including walking, running, swimming, boating, and cycling.



## An Excellent Location

Sheriffi is being built in a peaceful area originally zoned as a garden suburb, on the border of Rantaperkiö and Härmälä. Lush green parks and a wide range of local services—such as grocery stores, a library, a beach, sports facilities, a daycare center, and schools—are all within walking distance.



## Excellent Transport Connections

Getting around doesn't get much easier than this. Sheriffi is located right next to pedestrian and cycling routes as well as the future tramline. By car, you can reach Tampere city centre or the services of Partola in Pirkkala in just a few minutes. The motorway towards Helsinki and the ring road encircling the Tampere metropolitan area are also quickly and easily accessible.



Future tram stop **100 m**



Tampere city centre **4,3 km**



Tampere railway station **3,9 km**



Nokia Arena **3,4 km**



Härmälä Library **900 m**



University of Tampere **3,9 km**



Jukka Salminen, Visit Tampere



Hatanpään Arboretum, Laura Vanzo, Visit Tampere



Pyhäjärvi, Laura Vanzo, Visit Tampere



Nearest grocery store **200 m**



Partola Shopping Centre **2,1 km**



Koskikeskus Shopping Centre **3,5 km**



Ratina Shopping Centre **3,3 km**



Kaleva Swimming Centre **5,4 km**



Rantaperkiö beach and marina **400 m**



## GREEN, LUSH CITY LIVING!

We are creating A energy class homes at Sheriffi that are heated and cooled using sustainable ground source geo-thermal energy. Solar panels installed on the roof will, during the summer months, generate the majority of the electricity needed for the building's shared facilities. The central location makes using public transport easy and may even allow residents to live without a car. Nature quite literally begins right outside your front door.

Sheriffi includes two separate apartment buildings, housing a total of 40 comfortable and well designed homes, ranging from compact studios to spacious family apartments. The functional and versatile floor plans are designed to suit different lifestyles and can easily be adapted to changing needs. Some apartments include a loft, which can be used as a sleeping alcove, workspace, or guest room. Thanks to the loft solutions, the living room ceiling height rises to over four metres.

The housing company is named after a local legend, Sheriff Frans Lamminen, who built his home and office on the site in the 1930s.






Lamminen had acquired his professional training as far away as the United States, as a police officer, he was responsible for maintaining order in the area and ensuring compliance with wartime blackout regulations, among other duties. He was described by contemporaries as "a tall and easy going man."

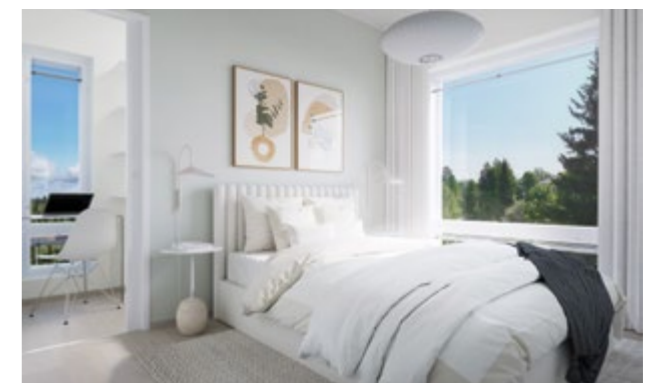
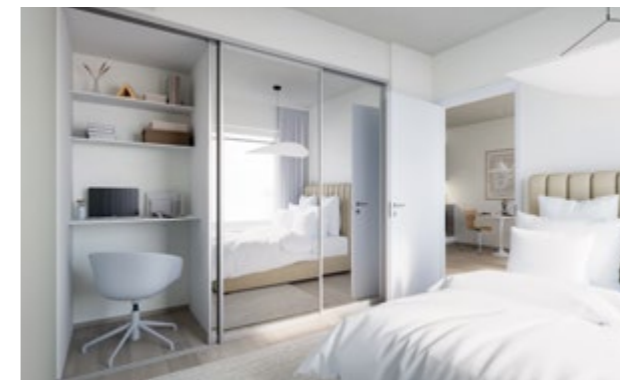
In addition to your own home, a pleasant, garden like courtyard and a shared residents' courtyard sauna with terraces create truly unique surroundings for community focused urban living.

**Illustration of Apartment A15 bathroom.**



**Illustrations on page 7:**

-  **Apartment B25 open plan kitchen and living room.**
-  **Apartment A19 bedroom.**
-  **Apartment A16 open plan kitchen and living room.**
-  **Apartment A15 living room.**
-  **Apartment A15 bedroom.**





**In the loft apartments,  
ceiling rises to over  
four metres.**

*Illustration of Apartment B26.*



## JATKE BRIEFLY

### Jatke Group

Jatke is a Finnish, privately owned group operating in the construction sector. We build and renovate homes and workspaces that people feel inspired to be in and live in. We operate in the Helsinki metropolitan area and in the Tampere and Turku regions. We employ approximately 430 construction professionals. In 2025, our net sales amounted to EUR 503 million.

Jatke was founded in 2009 and it has grown into one of the largest construction companies in Finland. With our strong project development expertise, we serve our clients in projects related to residential construction, commercial construction and renovation. We are a forerunner in knowledge-driven management and project management. We always deliver on our agreements and adhere to the agreed schedules and costs. For us, responsible business not only means sustainable construction but also the well-being of personnel. We provide our employees with the best employee experience in the industry.

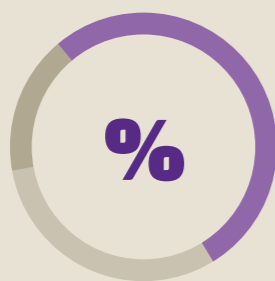
Net sales  
**503.4**  
EUR MILLION

Operating profit  
**13.7**  
EUR MILLION

Equity ratio %  
**45.1**

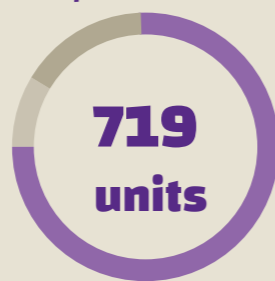
#### Net sales by sector 2025

- Renovation **17%**
- Commercial **53%**
- Residential **30%**



#### Total number of residential units completed in 2025

- RS sales **64 units**
- Investor sales **113 units**
- Contract construction **542 units**

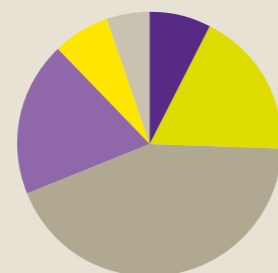


#### Personnel

**432**

Number of personnel on 31 December 2025

#### Breakdown of net sales by company in 2025



- Jatke Oy, **7.7%**
- Jatke Uusimaa Oy, **18.1%**
- Jatke Toimitilat Oy, **43.2%**
- Jatke Pirkanmaa Oy, **18.8%**
- Jatke Länsi-Suomi Oy, **7.0%**
- Jatke Julkisivut Oy, **5.1%**





## FACADES, BUILDING A



## SITE PLAN



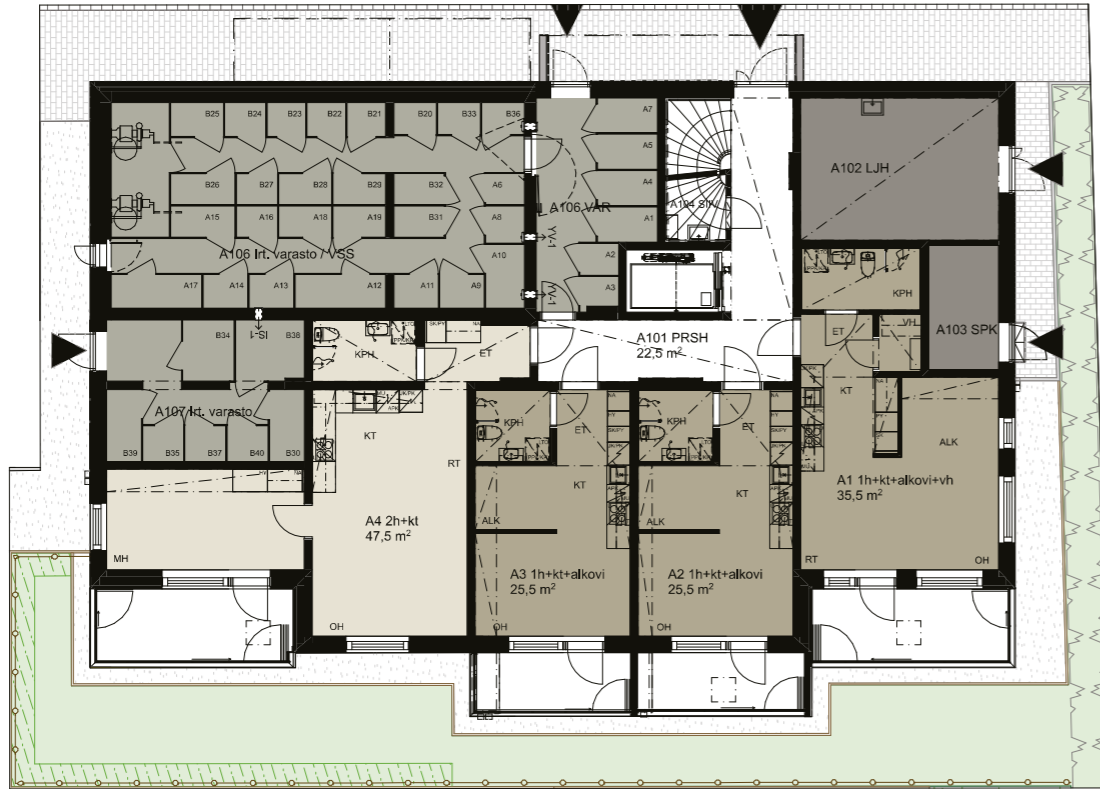
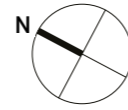
## APARTMENT LIST, BUILDING A

APARTMENT	AREA (SQM)	QUANTITY	PAGE
1H+KT+ALK	25,5m <sup>2</sup>	5	16, 17
1H+KT+ALK+VH	35,5m <sup>2</sup>	1	18
2H+KT	35,5m <sup>2</sup>	3	19
2H+KT	47,5m <sup>2</sup>	1	20

APARTMENT	AREA (SQM)	QUANTITY	PAGE
2H+KT+S	54,0m <sup>2</sup>	3	21
3H+KT+S+VH	62,0m <sup>2</sup>	3	22
4H+KT+S+WC	76,5m <sup>2</sup>	3	23

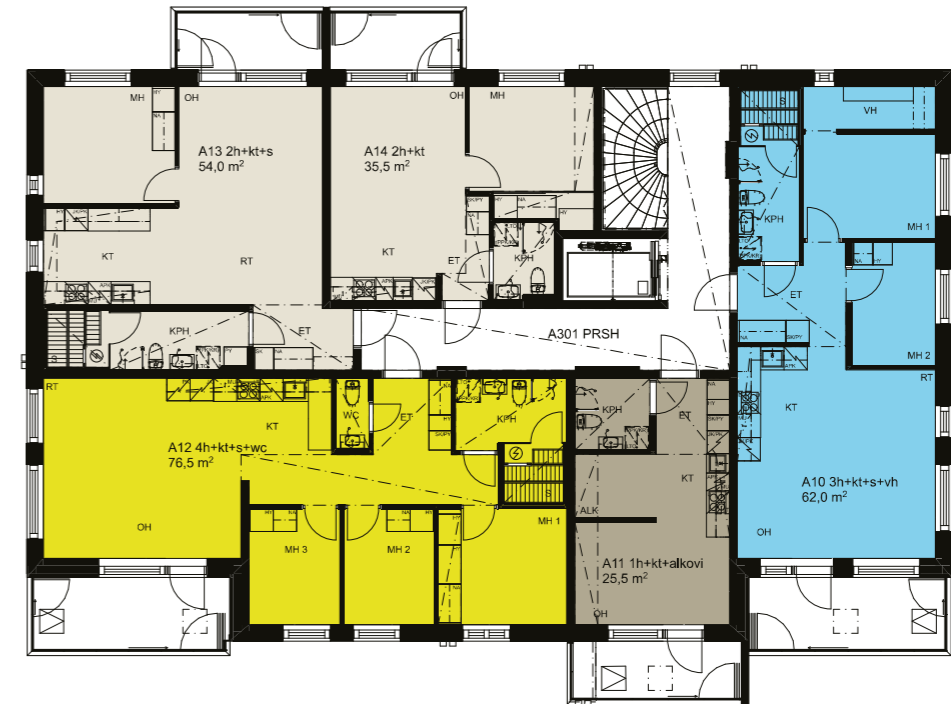
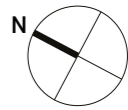


# FLOOR PLANS, BUILDING A

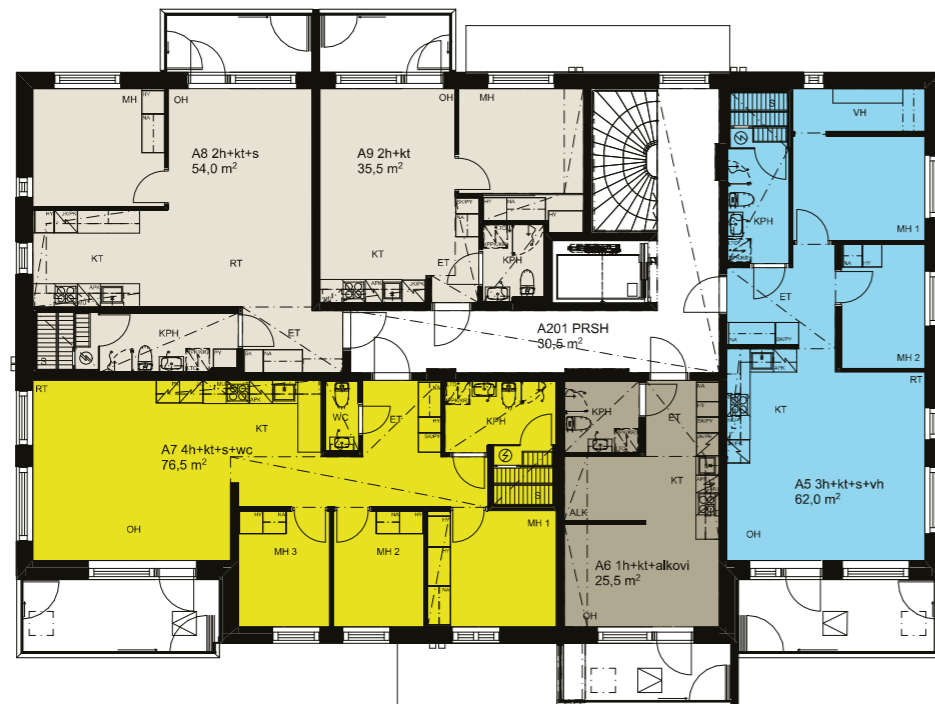


1st floor

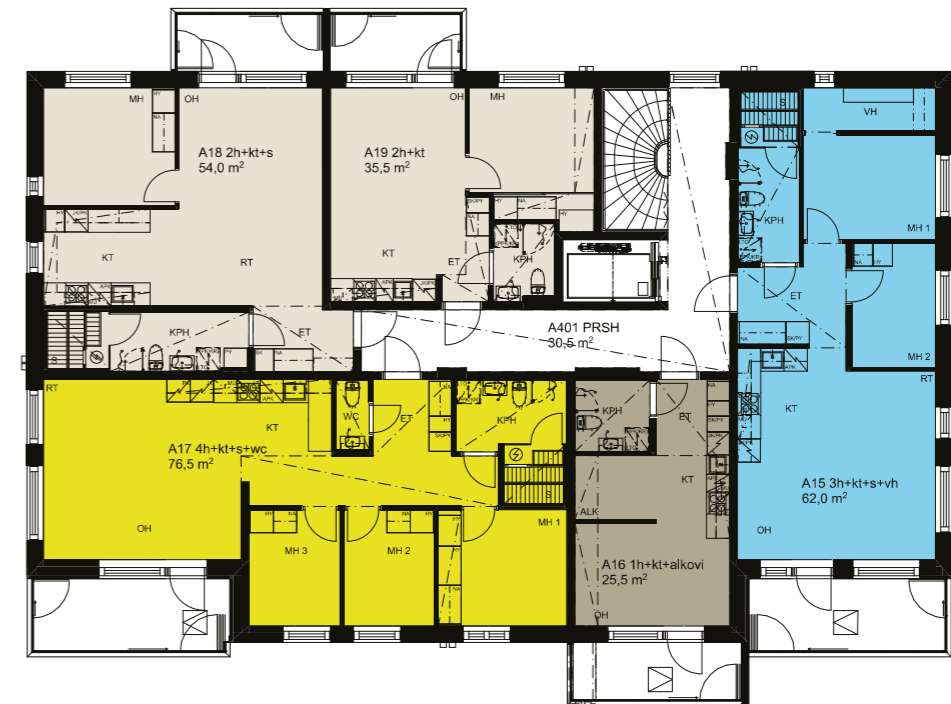
# FLOOR PLANS, BUILDING A



3rd floor



2nd floor



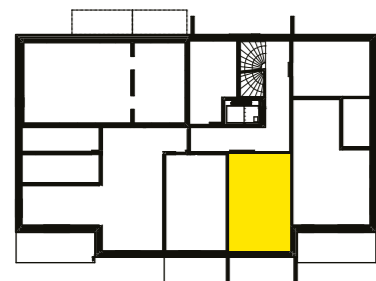
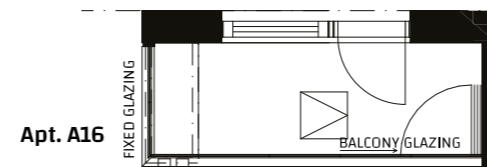
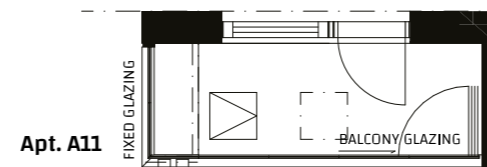
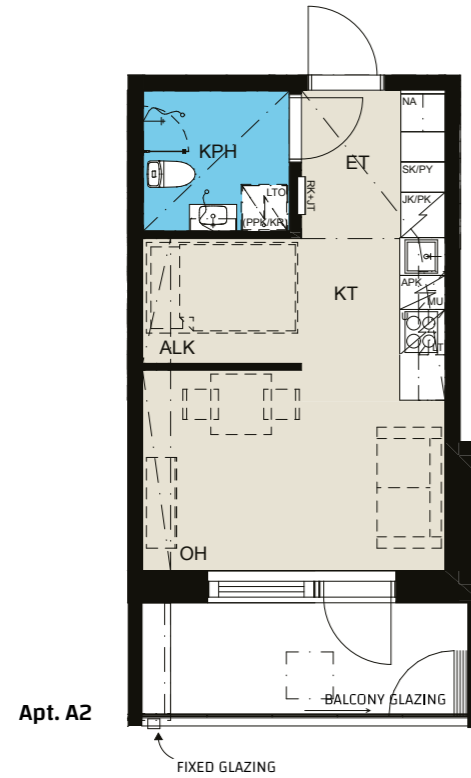
4th floor



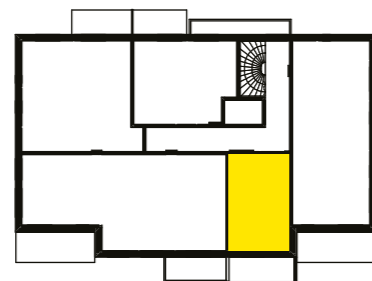
# APARTMENT PLANS

1H+KT+ALK / 25,5 m<sup>2</sup>

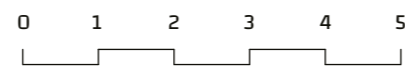
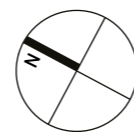
- A2 1st floor
- A6 2nd floor
- A11 3rd floor
- A16 4th floor



1st floor



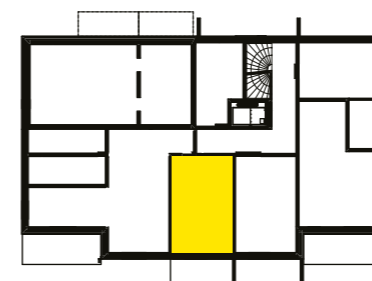
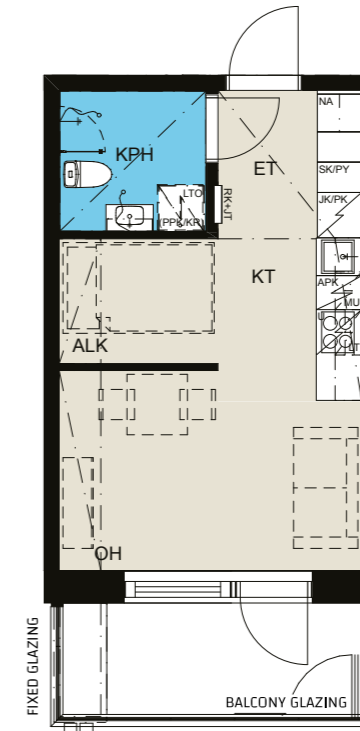
2nd floor



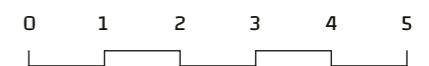
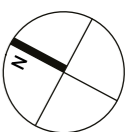
# APARTMENT PLANS

1H+KT+ALK / 25,5 m<sup>2</sup>

- A3 1st floor



1st floor

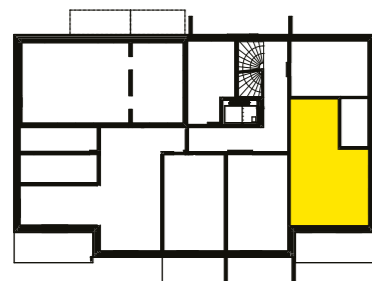
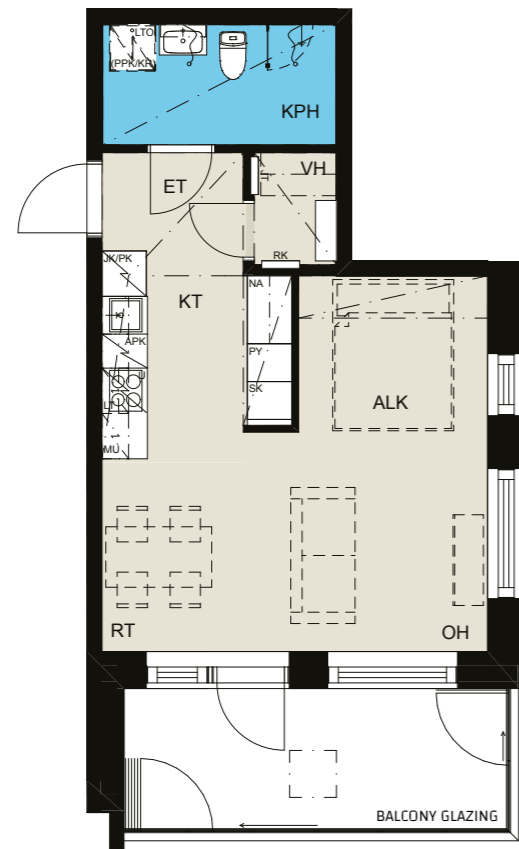




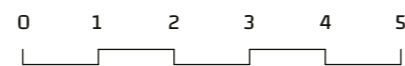
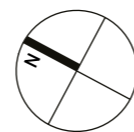
# APARTMENT PLANS

1H+KT+ALK+VH / 35,5 m<sup>2</sup>

A1 1st floor



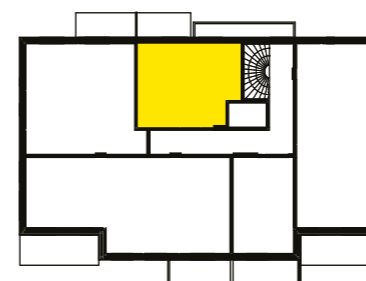
1st floor



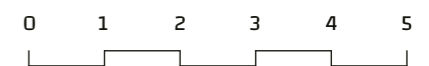
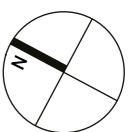
# APARTMENT PLANS

2H+KT / 35,5 m<sup>2</sup>

A9 2nd floor  
A14 3rd floor  
A19 4th floor



2nd floor

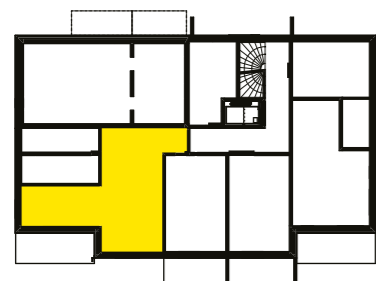
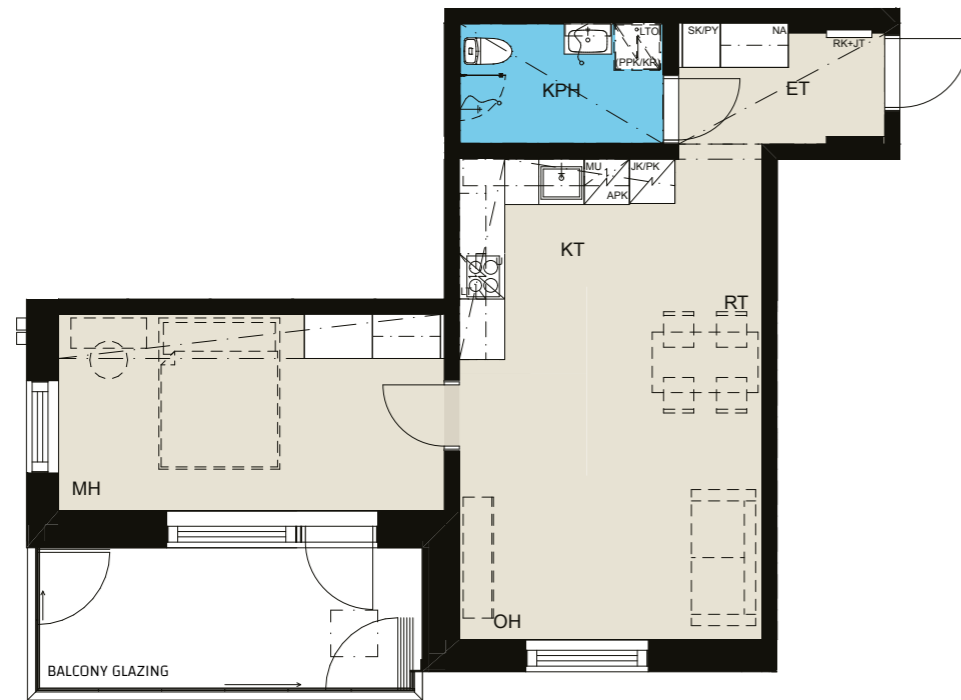




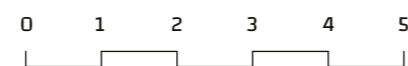
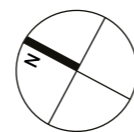
# APARTMENT PLANS

2H+KT / 47,5 m<sup>2</sup>

A4 1st floor



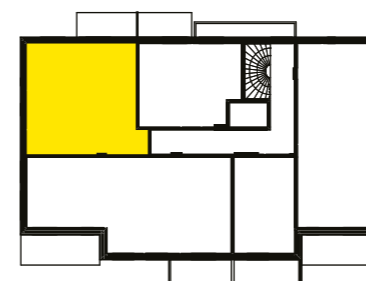
1st floor



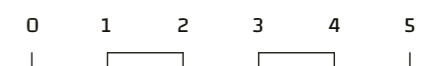
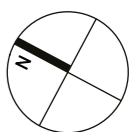
# APARTMENT PLANS

2H+KT+S / 54,0 m<sup>2</sup>

A8 2nd floor  
A13 3rd floor  
A18 4th floor



2nd floor

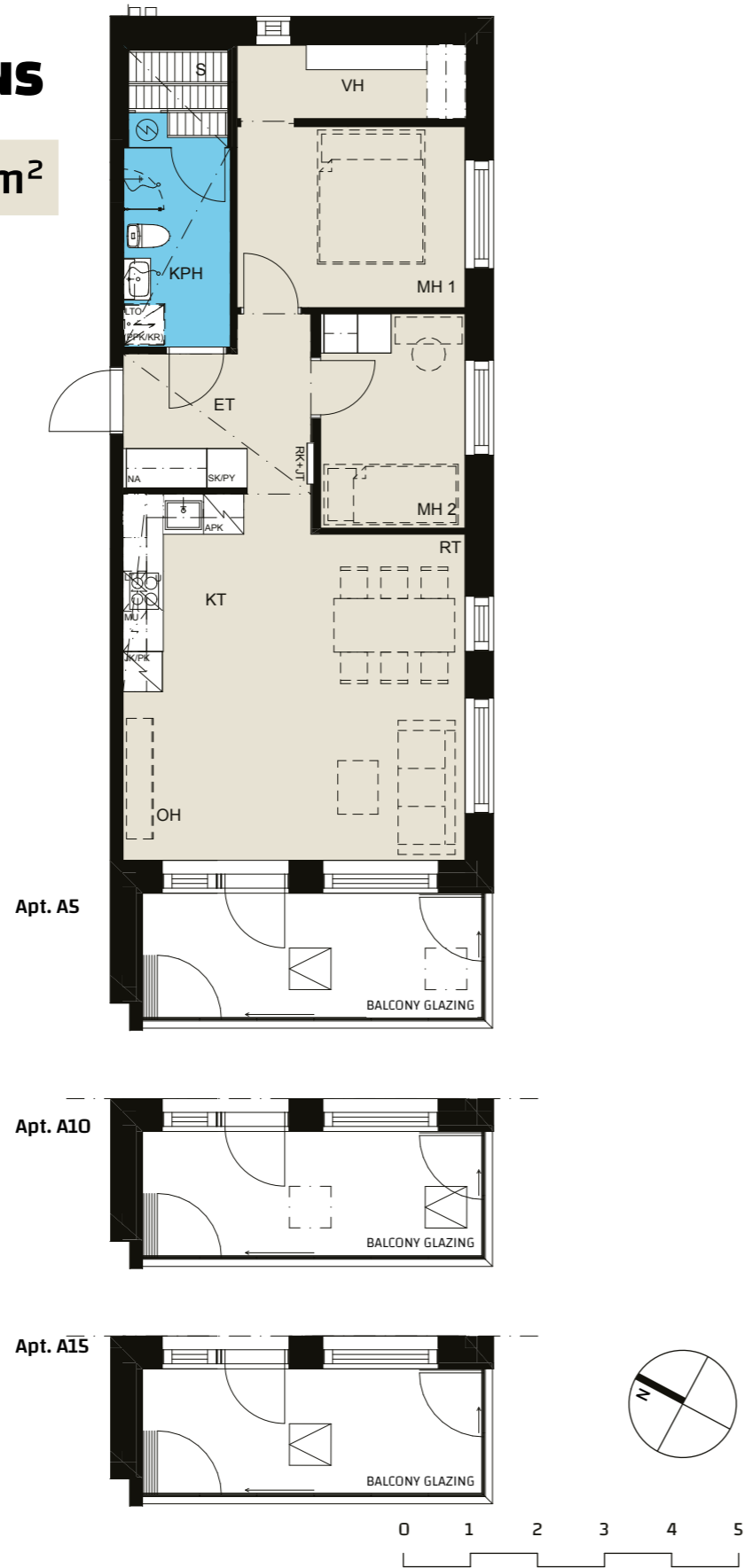




# APARTMENT PLANS

3H+KT+S+VH / 62,0 m<sup>2</sup>

- A5 2nd floor
- A10 3rd floor
- A15 4th floor



2nd floor

# APARTMENT PLANS

4H+KT+S+WC / 76,5 m<sup>2</sup>

- A7 2nd floor
- A12 3rd floor
- A17 4th floor



2nd floor



Havainnekuva huoneiston A18 keittiöstä.

## EXPLANATION OF DRAWING SYMBOLS

ET	Entrance hall		Wardrobe with hanging rail (MH, ET) or base cabinet with wall cabinet above (KT, K)
MH	Bedroom		Shelf cabinet (MH, ET) or base cabinet (KT, K)
ALK	Alcove		Cleaning cabinet
AH	Living space / Habitable room		Laundry cabinet
OH	Living room		Open coat rack (ET)
KT	Kitchenette		Refrigerator and freezer
RT	Dining area		Cooktop and built in oven with extractor hood above
KPH	Bathroom		Dishwasher
S	=auna		Microwave oven
VH	Walk in wardrobe		Kitchen sink and faucet
WC	Separate WC		Electrical distribution board and underfloor heating manifold
APK	Dishwasher		Space reservation for washing machine and tumble dryer
JK/PK	Fridge freezer		Heat recovery ventilation unit (LTO)
JK	Refrigerator		Balcony floor hatch
PK	Freezer		Balcony ceiling hatch
U	Cooktop + multifunction oven (in kitchen island, cooktop positioned alongside)		Sauna heater
LTO	Apartment specific ventilation system		toilet
MU	Microwave oven		Shower and shower screen
(PPK/KR)	Provision for washing machine / tumble dryer		Washbasin with mirror cabinet
NA	Coat cabinet		Sofa
RK	Electrical distribution board		Side table
JT	Underfloor heating manifold		Dining table set
	Opening direction of balcony glazing		Bed
			Sauna benches



## FACADES, BUILDING B

Northeast



Southeast



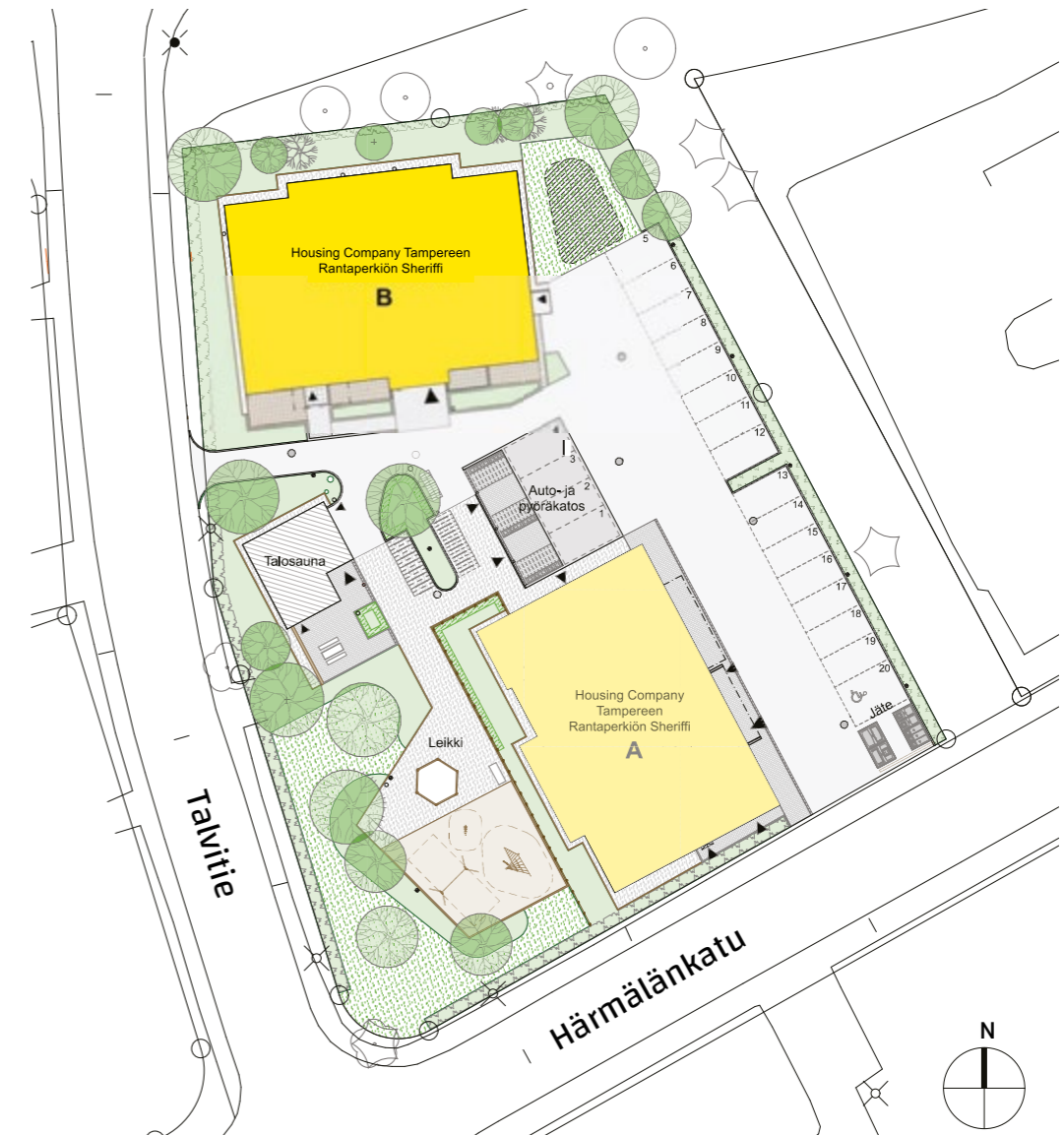
Northwest



Southwest



## SITE PLAN

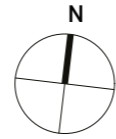


## APARTMENT LIST, BUILDING B

APARTMENT	AREA (SQM)	QTY	PAGE	APARTMENT	AREA (SQM)	QTY	PAGE
1H+KT+LOFT	20,5m <sup>2</sup> (+ parvi 6 m <sup>2</sup> )	2	30, 31	2H+KT+LOFT	37,0m <sup>2</sup> (+ parvi 7 m <sup>2</sup> )	2	37, 38
1H+KT+LOFT	22,0m <sup>2</sup> (+ parvi 6,5 m <sup>2</sup> )	1	32	2H-3H+KT+VH	52,0m <sup>2</sup>	3	39
1H+KT+LOFT	23,5m <sup>2</sup> (+ parvi 7 m <sup>2</sup> )	1	33	2H-3H+KT+S+VH	58,0m <sup>2</sup>	3	40
1H+KT+LOFT	26,0m <sup>2</sup> (+ parvi 7 m <sup>2</sup> )	2	34, 35	3H+KT+S+WC	73,0m <sup>2</sup>	3	41
1H+KT+LOFT	33,0m <sup>2</sup> (+ parvi 10,5 m <sup>2</sup> )	1	36	4H+KT+S+WC	86,5m <sup>2</sup>	3	42



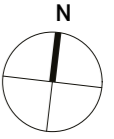
# FLOOR PLANS, BUILDING B



1st floor



# FLOOR PLANS, BUILDING B



3rd floor



2nd floor



4th floor

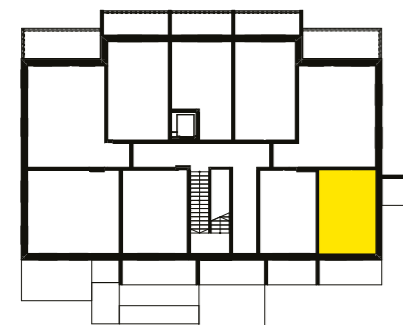
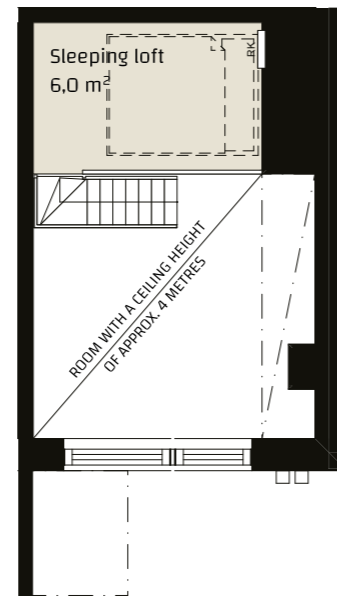
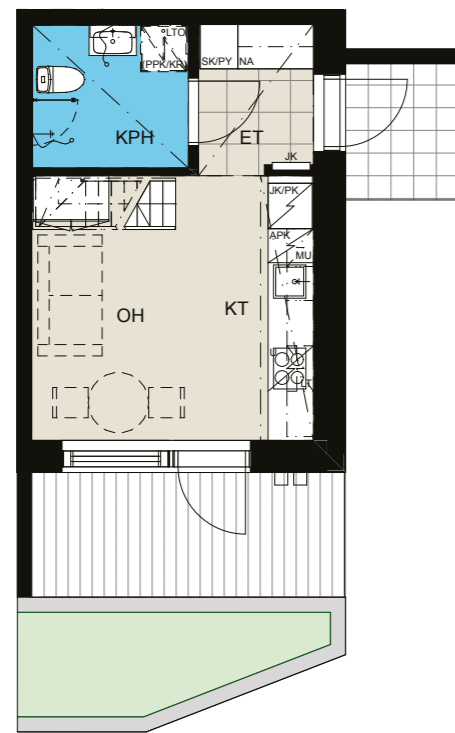




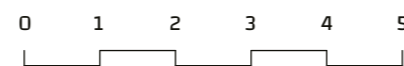
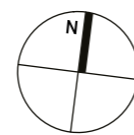
# APARTMENT PLANS

1H+KT+LOFT / 20,5 m<sup>2</sup>

B27 1st floor



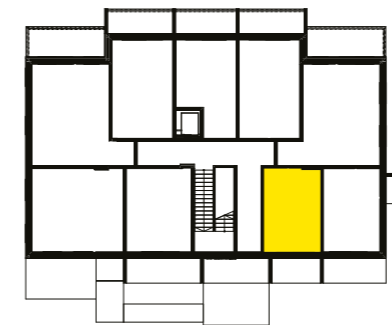
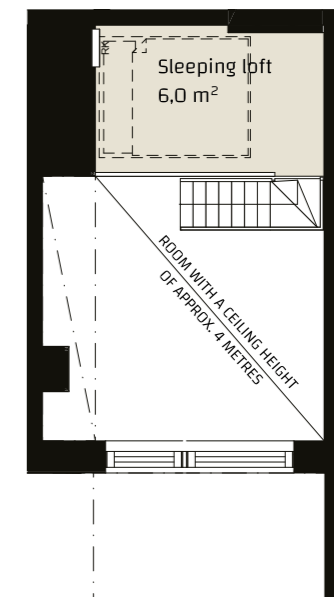
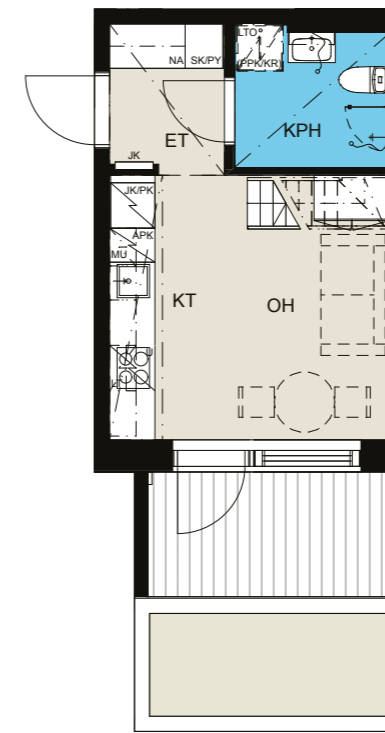
1st floor



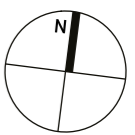
# APARTMENT PLANS

1H+KT+LOFT / 20,5 m<sup>2</sup>

B28 1st floor



1st floor

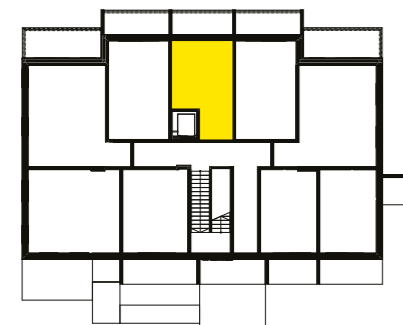
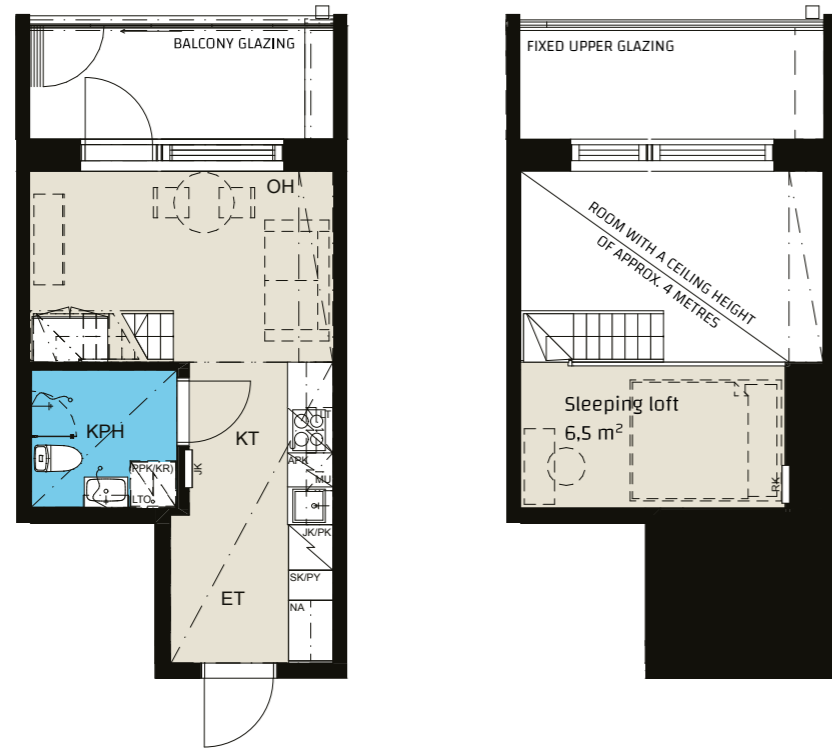




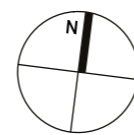
# APARTMENT PLANS

1H+KT+LOFT / 22,0 m<sup>2</sup>

B24 1st floor



1st floor

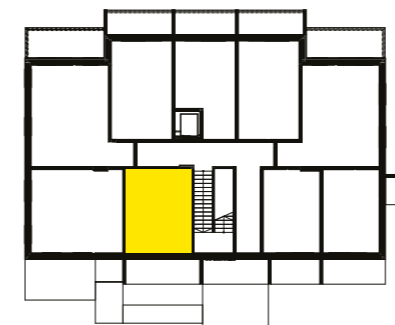
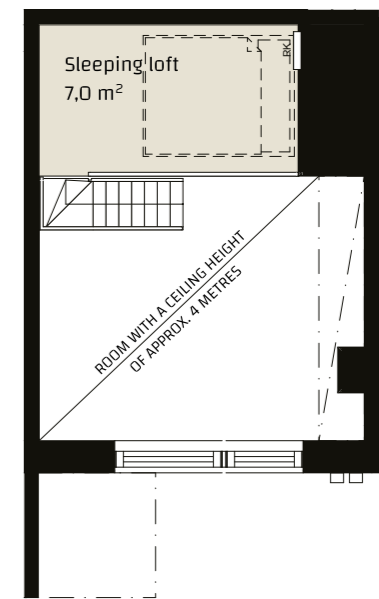
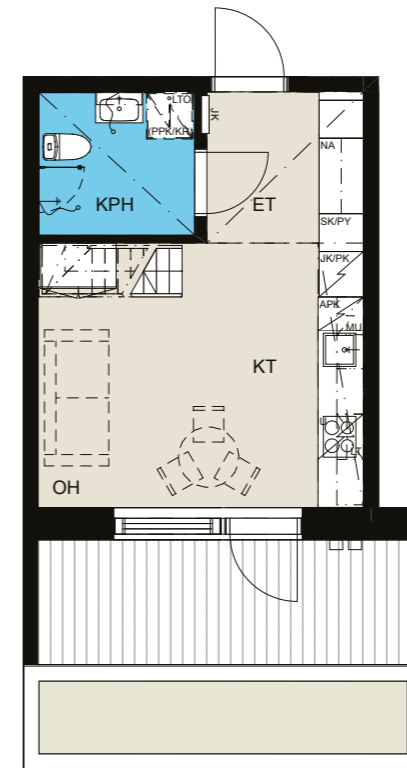


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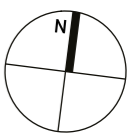
# APARTMENT PLANS

1H+KT+LOFT / 23,5 m<sup>2</sup>

B20 1st floor



1st floor



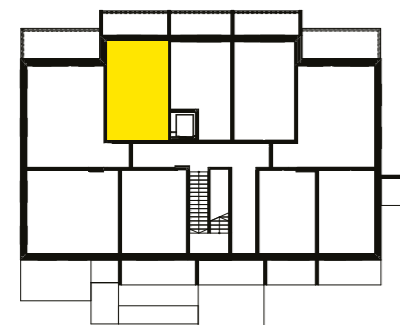
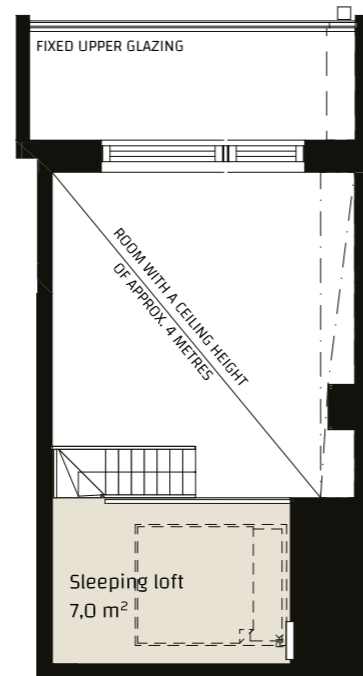
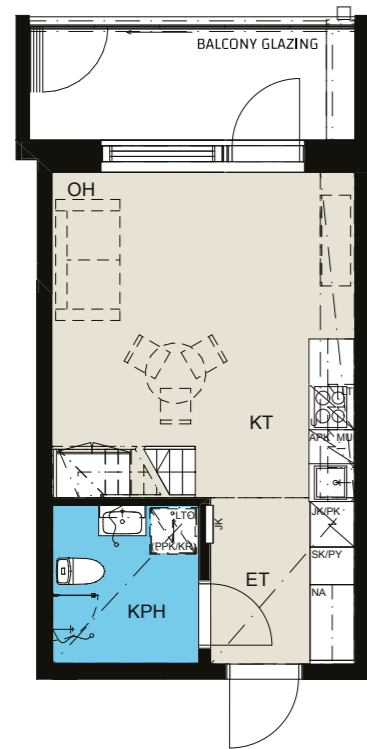
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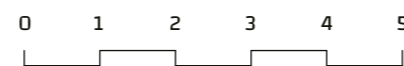
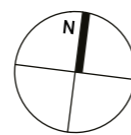
# APARTMENT PLANS

1H+KT+LOFT / 26,0 m<sup>2</sup>

B23 1st floor



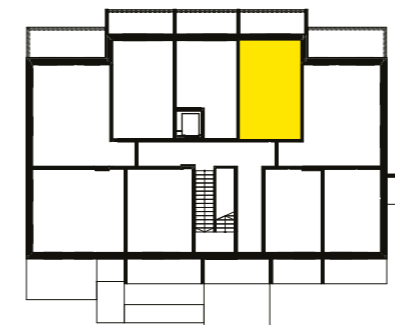
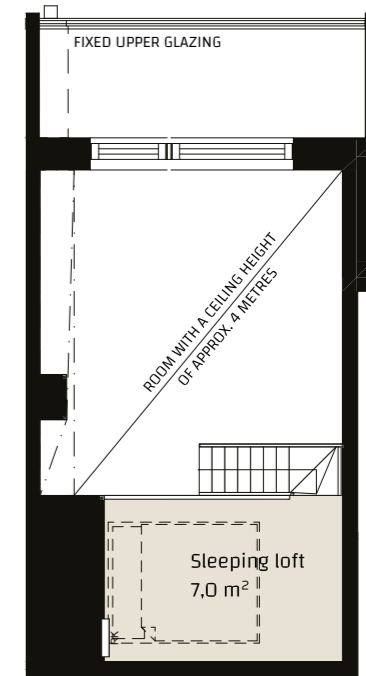
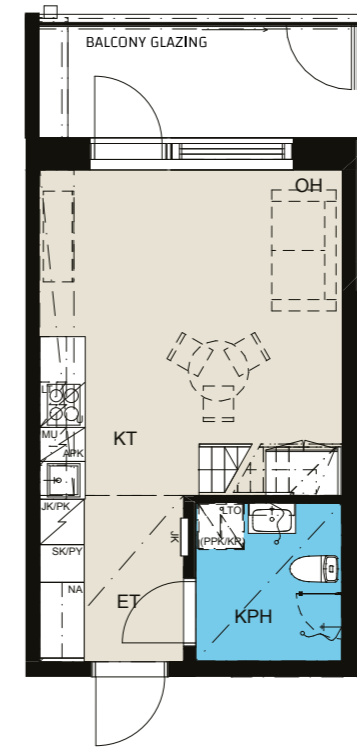
1st floor



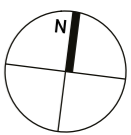
# APARTMENT PLANS

1H+KT+LOFT / 26,0 m<sup>2</sup>

B25 1st floor



1st floor

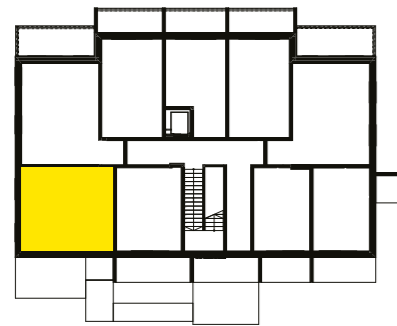
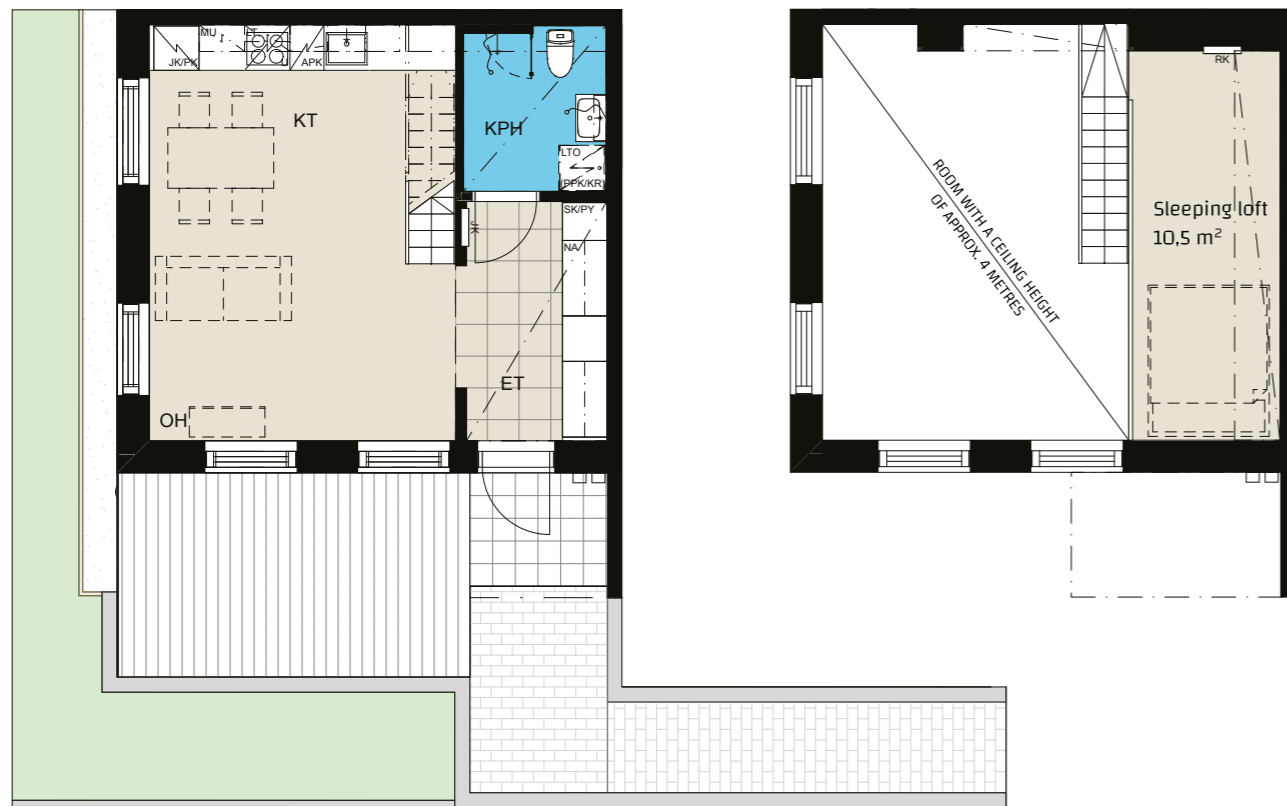




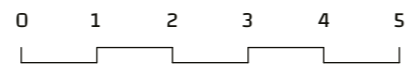
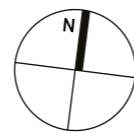
# APARTMENT PLANS

1H+KT+LOFT / 33,0 m<sup>2</sup>

B21 1st floor



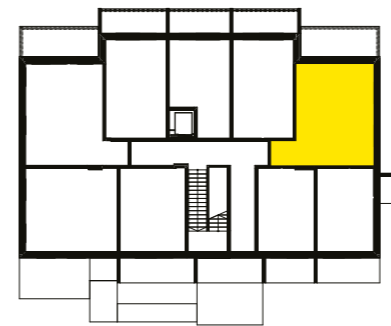
1st floor



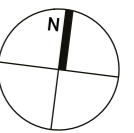
# APARTMENT PLANS

2H+KT+LOFT / 37 m<sup>2</sup>

B26 1st floor



1st floor

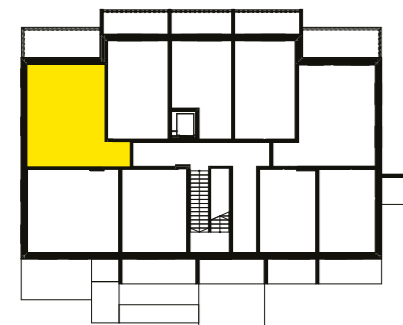
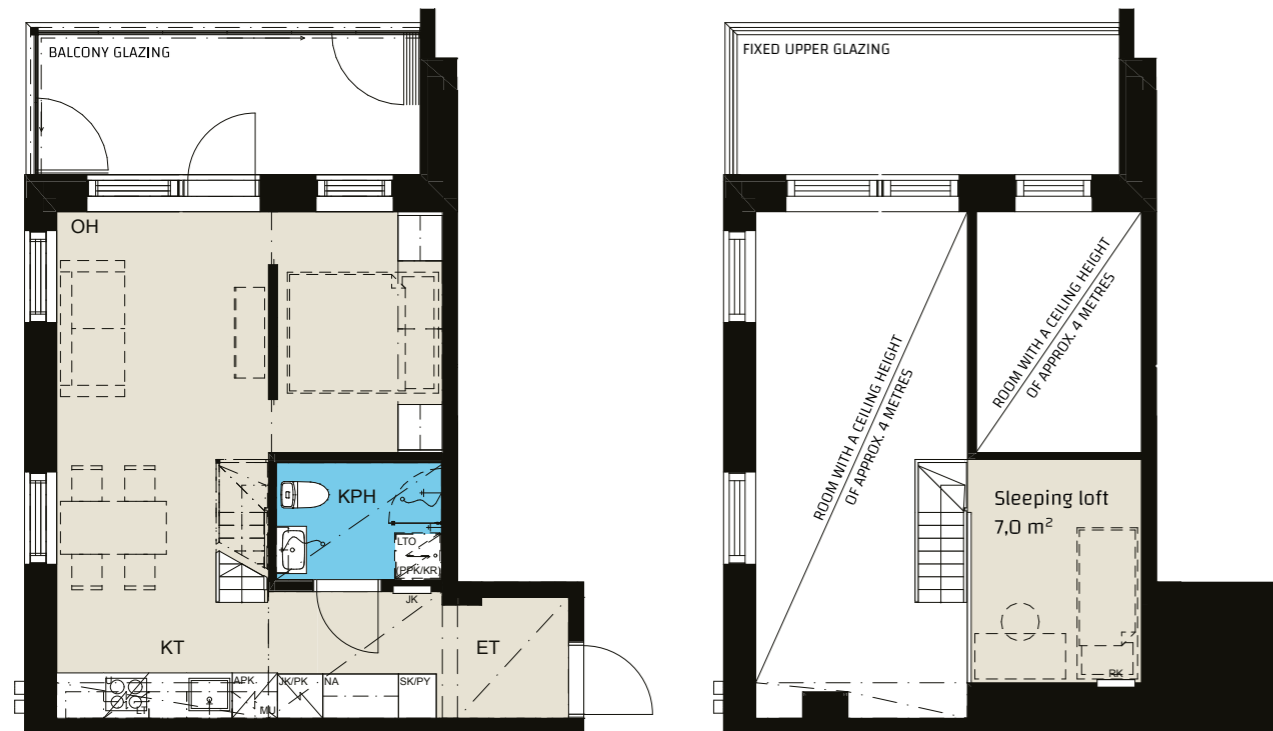




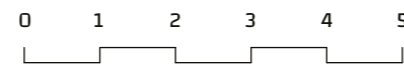
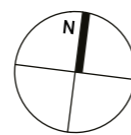
# APARTMENT PLANS

2H+KT+LOFT / 37 m<sup>2</sup>

B22 1st floor



1st floor



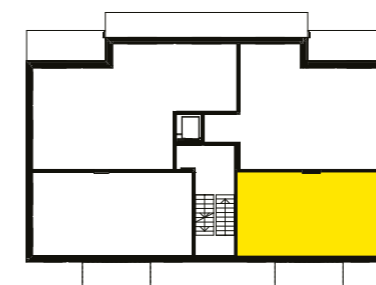
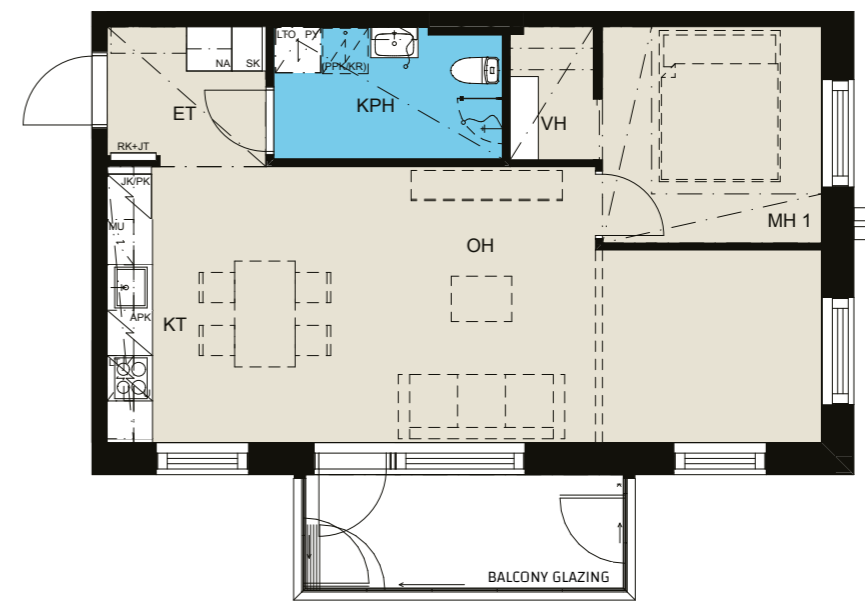
# APARTMENT PLANS

2H (-3)+KT+VH / 52,0 m<sup>2</sup>

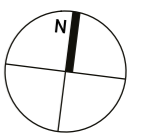
B32 2nd floor

B36 3rd floor

B40 4th floor



2nd floor

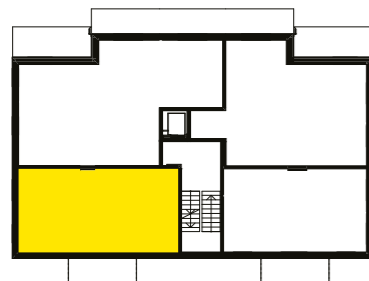
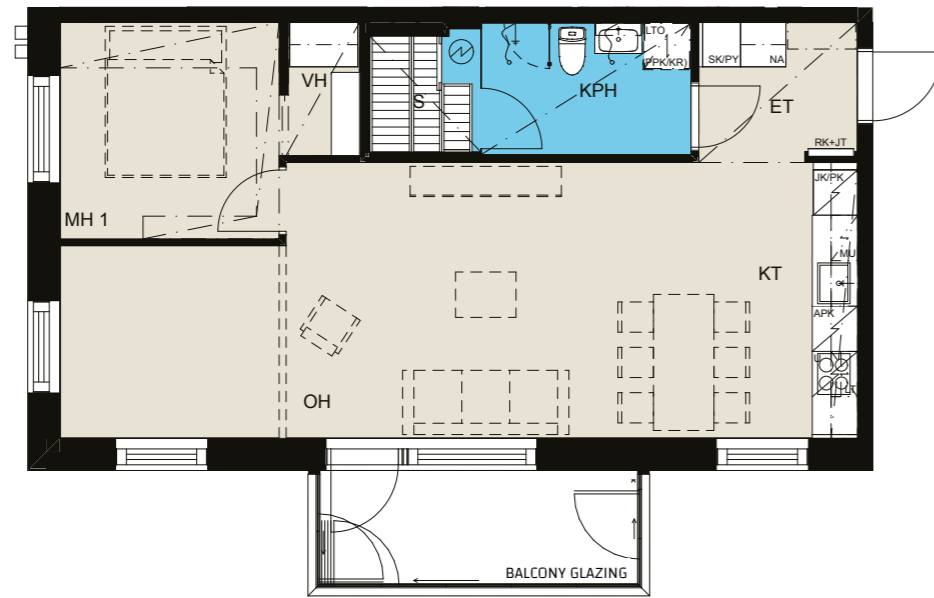




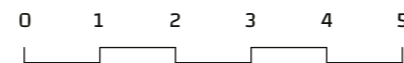
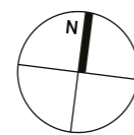
# APARTMENT PLANS

2H (-3)+KT+S+VH / 58,0 m<sup>2</sup>

- B29 2nd floor
- B33 3rd floor
- B37 4th floor



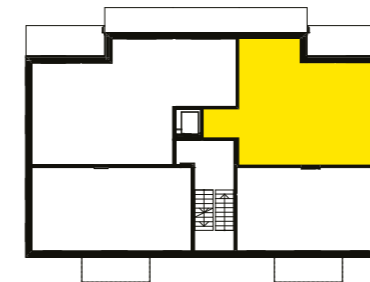
2nd floor



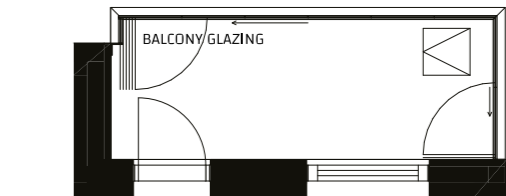
# APARTMENT PLANS

3H+KT+S+WC / 73,0 m<sup>2</sup>

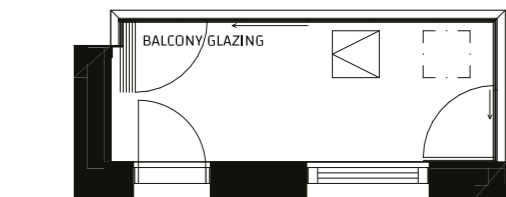
- B31 2nd floor
- B35 3rd floor
- B39 4th floor



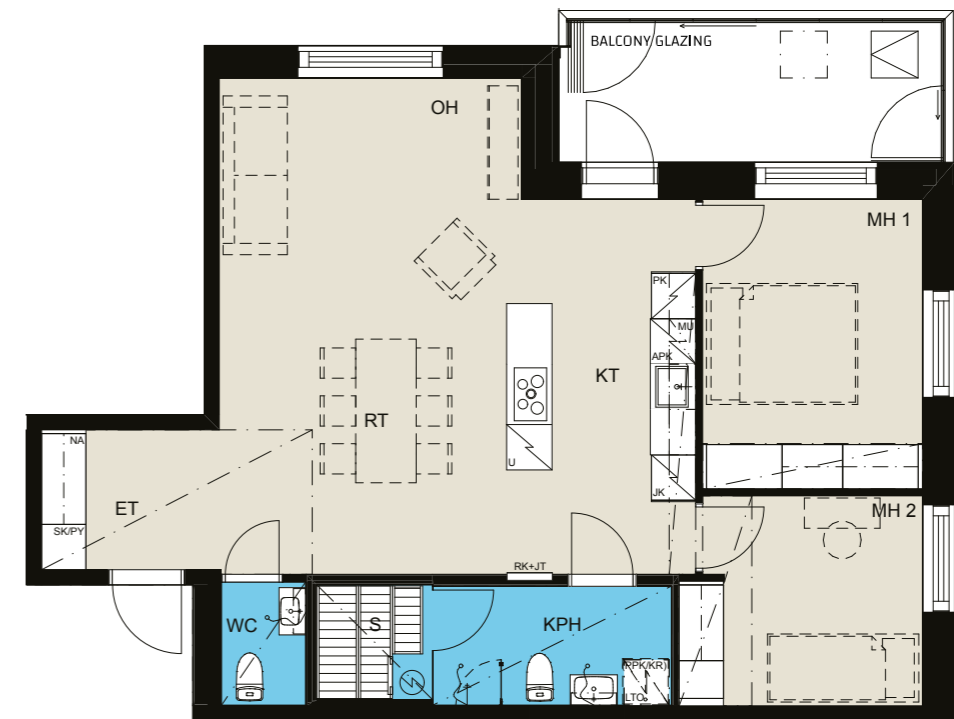
2nd floor



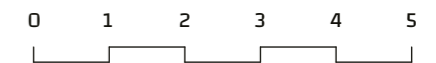
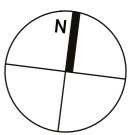
Apt. B39



Apt. B35



Apt. B31

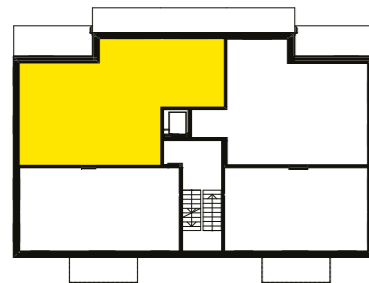




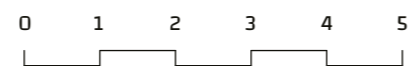
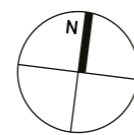
# APARTMENT PLANS

4H+KT+S+WC / 86,5 m<sup>2</sup>

- B30 2nd floor
- B34 3rd floor
- B38 4th floor

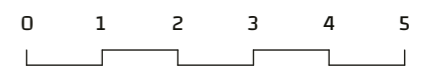
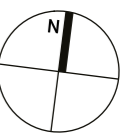
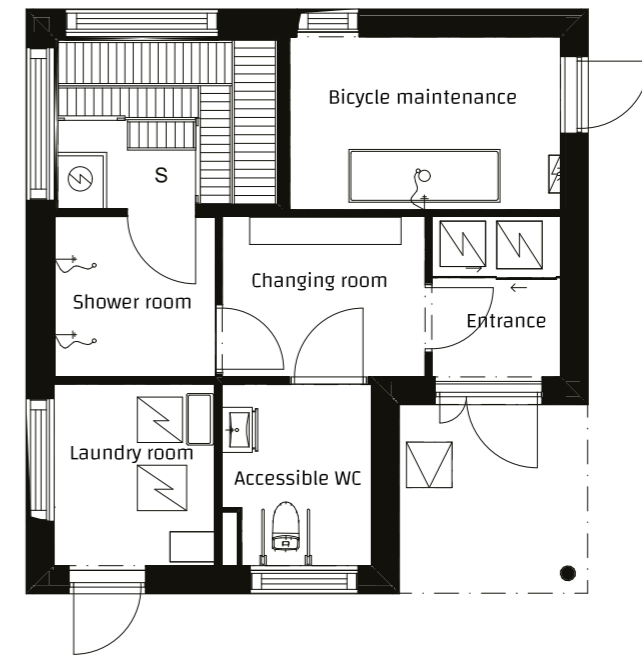


2nd floor



# APARTMENT PLANS

SAUNA BUILDING





## WELCOME HOME.

**Sheriffi – where modern urban living meets nature, sustainability and thoughtful design.**



*Illustration of Apartment A18.*



## PROJECT DESCRIPTION

20.05.2025

### HOUSING COMPANY TAMPEREEN RANTAPERKIÖN SHERIFFI

#### GENERAL INFORMATION

**ADDRESS:** Härmälänkatu 40, 33900 Tampere, Finland.

The housing company, Asunto Oy Tampereen Rantaperkiön Sheriffi, comprises two four-storey residential apartment buildings, a car and bicycle shelter, and a shared yard building. The housing company includes a total of 40 apartments. All stairwells are equipped with lifts.

**PLOT:** The buildings are located on a leasehold plot (plot number 837-303-738-3), owned by the City of Tampere. The plot area is approximately 3,060 m<sup>2</sup>.

**TOWN PLAN:** The site is governed by a confirmed local detailed plan. Further information regarding the zoning plan is available from the City of Tampere Customer Service, Frenckell Service Point (tel. +358 3 5656 4400).

#### Structural Systems

**FOUNDATIONS:** The buildings are founded directly on the ground in accordance with geotechnical and foundation design documents.

**GROUND FLOOR SLAB:** The ground floor structure consists of a ground-bearing, thermally insulated reinforced concrete slab cast against the soil in accordance with structural plans.

**EXTERNAL WALLS:** The external walls of the residential apartment buildings are constructed of reinforced concrete. The façades are mainly rendered and partly painted. The load-bearing structure of the yard building is timber, with a rendered façade.

**WALLS BETWEEN APARTMENTS:** Walls between apartments are reinforced concrete walls in accordance with structural plans.

**INTERMEDIATE FLOORS:** Intermediate floors consist of in-situ cast reinforced concrete slabs. In dry areas, a floating insulated floor construction is installed above the slab. Wet rooms do not have a floating floor structure. Stairwells have solid reinforced concrete slab elements. Internal lofts within apartments are of timber construction. The clear ceiling height of loft is approximately 1.55 metres.

**ROOF STRUCTURE:** The roof structure consists of an in-situ cast reinforced concrete slab, partly using precast solid concrete slab elements.

**ROOF COVERING:** The roof is a timber-framed pitched roof, finished with a bituminous membrane.

**BALCONIES:** Balconies are constructed of reinforced concrete. Partition walls between adjacent balconies are either panel or concrete structures in accordance with floor plans. Most balconies are glazed and fitted with balcony carpet. Balcony glazing is mainly openable, with some fixed or fire-rated

glazing as indicated in the floor plans.

In apartments B20, B21, B27 and B28, there is no balcony; instead, the apartments feature an unglazed terrace with wooden decking. The balcony glazing of apartments with lofts is supported with steel profiles in accordance with structural design plans. Balcony drainage is implemented in accordance with architectural plans.

#### Doors and Windows

**EXTERNAL DOORS** are metal or timber-framed glazed or solid doors. Balcony doors in apartments are single-leaf, outward-opening, factory-made timber doors with glazed sections.

**APARTMENT DOORS AND INTERNAL DOORS:** Apartment entrance doors are standard apartment-level doors. Internal doors within apartments are factory-painted flush doors. The sauna door is a full-height glass door.

**WINDOWS** are mainly openable and partly fixed triple-glazed timber-aluminium windows in accordance with architectural plans. Windows and balcony doors are equipped with venetian blinds.

#### Apartment Interiors

**WALLS:** Light partition walls are stud-framed and board-clad. Apartment walls are finished with skim coating and painted, excluding areas behind fixed furniture. Bathroom walls are tiled, with one accent wall in each bathroom. Some apartments include a sauna, where the walls are timber-panelled. The kitchen splashback is finished in laminate in accordance with the material selection guide.

**FLOORS** in living areas are finished with either parquet flooring or vinyl plank flooring, according to the buyer's selection. Movement joints are installed where required in accordance with manufacturer's instructions and covered with skirting. In dry areas, floor finishes are not installed beneath fixed furniture. Floors in bathrooms, WCs and saunas are finished with ceramic tiles.

**CEILINGS:** Apartment ceilings are predominantly spray-finished. Bulkheads and suspended ceilings are sheet-constructed, skimmed and painted. Ceilings in bathrooms, WCs and saunas are timber-panelled.

#### Fixtures, Appliances and Equipment

**APARTMENTS ARE FITTED** with factory-manufactured fixed furniture in accordance with furniture layout drawings, with white cover panels. Kitchen worktops are laminate with ABS edging. Appliances and surface finishes are selected in accordance with the material selection guide. Bathrooms include connections and space reservations for a washing machine and a condenser tumble dryer.

#### Building Services and Energy Solutions

All apartments are equipped with an apartment-specific mechanical supply and exhaust ventilation system with heat recovery (MVHR). Each apartment includes an extractor hood connected to the ventilation system, allowing ventilation to be boosted during cooking. In apartments B30, B31, B34, B35, B37 and B38, ventilation boosting is controlled via a separate control panel.

The buildings are heated using geothermal energy (ground source heat). Heat is distributed to the apartments via water-based underfloor heating, with the exception of bathrooms and other wet rooms, which are equipped with electric comfort underfloor heating connected to the apartment's electricity metering. Common areas of the apartment buildings are heated using water-based underfloor heating or radiator heating. The yard building is heated with electric underfloor heating.

The underfloor heating system is also used for gentle summer cooling by utilising ground cooling. The switch between heating and cooling modes is automatically managed by the building automation system. Individual apartments cannot independently select the operating mode.

Each apartment is equipped with remotely readable (smart) water meters with in-apartment displays.

A structured cabling system will be installed in the apartments using CAT6-level twisted-pair cabling. The housing company is connected to the cable TV network.

The building is equipped with an audio door entry system. Apartments are fitted with mains-powered smoke alarms with battery backup.

The energy efficiency rating of the apartment buildings is A (according to Finnish regulations). No separate energy certificate will be prepared for the yard building, as its gross floor area is less than 50 m<sup>2</sup>.

The housing company will be equipped with solar panels installed on the roof of the A-building. The electricity generated will primarily be used for the housing company's own consumption, with any surplus electricity sold to the grid.

#### Parking Facilities

**PARKING SPACES** in accordance with the detailed zoning plan are located on the same plot as the buildings. A total of 20 parking spaces are provided: 4 covered carport spaces, 15 outdoor surface parking spaces, and one accessible parking space reserved for the housing company.

All parking spaces are equipped with both electric vehicle charging and vehicle heating (engine block heater) facilities. The carport spaces are fitted as standard with combined charging and heating stations featuring both a Type 2 connector and a Schuko (standard European) socket. Outdoor parking spaces are equipped as standard with a combined charging and heating station with a Schuko socket.

The charging and vehicle heating system will be operated by a pre-selected external service provider. Charging stations are connected to a load management system, meaning available charging power depends on the number of charging points in use. Maximum charging power is approximately 11 kW for carport spaces and approximately 3 kW for outdoor parking spaces.

The cabling for outdoor parking spaces allows for later upgrading to an external operator-approved charging/heating station with a maximum charging power of 11 kW.

#### Company-Owned Premises

**THE HOUSING COMPANY** will own shared facilities including a civil defence shelter (as required by Finnish regulations), storage rooms, technical rooms, main electrical switchgear room, cleaning facilities and the heating distribution room located on the first floors of the apartment buildings. Additional shared facilities located in the yard building include a sauna department, a communal laundry room and a bicycle maintenance room. One accessible parking space will also remain under the control of the housing company.

Surface materials and fittings for these spaces will be implemented in accordance with separate plans. Stairwells on the first floors will have tiled flooring, while upper floors will be finished with vinyl flooring.

#### Storage Rooms

**EACH APARTMENT** is provided with a private storage unit located on the first floor of Building A.

#### Outdoor Areas and Shared Facilities

**THE YARD SURFACES** and equipment will be implemented in accordance with the site plan and landscape design. Technical rooms are located on the first floors of the apartment buildings. Waste management will be organized using underground waste collection containers.

#### » Additional Information

This building specification is based on the design situation as of 15 May 2025. The developer reserves the right to make changes to the information, structures, materials and drawings presented in this brochure. All images shown are artist's impressions and do not necessarily represent the final location, surroundings, structures or materials.

Purchasers must familiarize themselves with the official sales documents and approved plans at the time of signing the deed of sale.

Apartments may contain boxed-in structures and suspended ceilings not shown in the presentation drawings. Di-mensions of fixtures and service shafts will be verified as design progresses and may vary slightly from preliminary plans.

Buyers may have the opportunity to influence the materials and fittings of their apartment in accordance with a separate material selection guide.

**WE KEEP OUR  
PROMISES  
AND TAKE  
RESPONSIBILITY  
FOR OUR WORK.**

## Sales



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Realtor, LKV, KiAT

JATKE Pirkanmaa Oy

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