



## Estate of 2 Houses For Sale In Kajaani Finland

### Στοιχεία μεσίτη

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Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
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Τηλέφωνο:	Languages: English
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 930,545.12

### Τοποθεσία

Ταχυδρομικός κωδικός:	87100
Δημοσιεύθηκε:	26/05/2026
Περιγραφή:	Estate of 2 Houses For Sale In Kajaani Finland

Esales Property ID: es5555062

Vuorikatu 5, 87100 Kajaani, Finland

A Sustainable Masterpiece in the Heart of Kajaani: An Exclusive Dual-Residence Estate

In the serene landscapes of central Finland, where the rugged beauty of the Kainuu region meets modern urban convenience, lies a residential ensemble that redefines the concept of 'home.' Situated in the vibrant heart of Kajaani, this unique property is far more than just a place to live; it is a meticulously engineered sanctuary designed for longevity, ecological harmony, and architectural excellence. Comprising two distinct detached houses on a private, sun-drenched hillside plot, this estate offers a rare combination of central location and secluded privacy.

Visionary Architecture and Sustainable Engineering

Completed in 2005, the design philosophy behind these residences was decades ahead of its time. While



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many modern builds focus on aesthetics alone, this estate was conceived with a holistic approach to sustainable development. Every material choice and technological integration was selected based on four guiding pillars: ecology, new-age technology, functional architecture, and minimal operating costs.

The structural integrity of the buildings is unparalleled. Utilizing through-colored concrete elements and premium aluminum-clad window frames, the exterior is engineered for 'centuries' of durability. This choice ensures that the property remains virtually maintenance-free, standing strong against the varying Finnish climate without the need for frequent painting or structural repairs. It is a home built not just for the current generation, but as a legacy for those to come.

At the heart of the estate's efficiency is a sophisticated geothermal energy system. Powered by two deep boreholes and high-efficiency geothermal heat pumps, the system provides consistent, carbon-neutral heating for both dwellings and the domestic water supply. This same technology is cleverly utilized to provide cooling for a large, dedicated cold storage room, perfect for preserving food or wine collections. In an era of rising energy costs, this property stands as a bastion of economical living.

### The Main Residence: Elevated Luxury and Light

The primary residence is the crown jewel of the 1,327 m<sup>2</sup> plot. Strategically positioned at the highest point of the magnificent rocky hillside, this two-story architectural marvel spans approximately 280 square meters. The design maximizes its elevated position, using massive panoramic windows to blur the lines between the interior comfort and the natural beauty of the surrounding rocky terrain.

The floor plan is a masterclass in ergonomic flow and versatility. The rooms are spacious and airy, designed to adapt to the changing needs of a modern family. Whether you require a formal library, a sprawling home office, or multiple children's suites, the layout provides the 'nearly free' flexibility to decorate and configure a personalized home.

Adding to the soul of the house are three heat-retaining fireplaces. These are not merely decorative; they serve as atmospheric focal points that provide gentle, radiant warmth throughout the winter months. The play of natural light, the solid feel of the high-end materials, and the sheer volume of space create a sense of timeless everyday luxury that is increasingly hard to find.

### The Second Building: Versatility and Opportunity

Located conveniently along the street level, the second building serves as a multifunctional powerhouse for the estate. Below, you will find the practical infrastructure required for northern living: a heated garage, a carport, and extensive storage units designed to keep vehicles and outdoor gear protected year-round.

The upper floor of this building houses a bright, 100-square-meter residence or commercial space. Comprising three sunlit rooms, a fully equipped kitchen, and a modern bathroom, this space is entirely self-contained. Its potential is limited only by the owner's imagination:

\* Multi-generational Living: An ideal 'granny flat' or independent space for adult children.



- \* Professional Headquarters: A quiet, professional environment for a home-based business or practice.
- \* Income Generation: A high-end rental property in a sought-after central location.
- \* Guest House: A private retreat for visiting friends and family that ensures privacy for both the host and the guest.

## An Exotic Oasis in the North

One of the most striking features of this property is the yard. The 1,327 m<sup>2</sup> of owned land is not a typical garden; it is a unique, nearly maintenance-free environment where the natural rock formations and the southern orientation create a microclimate that feels almost tropical during the Finnish summer.

The outdoor spaces are designed to maximize the 'joy of light.' Terraces open in three distinct directions, and a spacious balcony offers a vantage point over the city and nature. This allows residents to follow the sun from the first morning coffee to the late-night midsummer glow. For those with a green thumb, the yard space is perfectly suited for a vegetable garden, allowing for a self-sufficient lifestyle in the middle of the city.

## Location: The Best of Both Worlds

Living in this estate means never having to choose between urban amenities and the tranquility of nature. Kajaani is a city known for its cultural depth—home to the historic Kajaani Castle ruins and the stunning Lake Oulujärvi—and this property sits at the center of it all.

Within walking distance, you will find schools, healthcare, and high-end shopping, as well as the city's renowned poetry and jazz festivals. Simultaneously, the enchanting Finnish wilderness is right at your doorstep, offering year-round hobby opportunities from cross-country skiing and ice fishing to hiking and berry picking.

For the international or domestic traveler, convenience is unmatched. Kajaani Airport (KAJ) is located just 7 kilometers away in Paltaniemi, offering quick flights to Helsinki and connecting you to the rest of the world in a matter of hours.

This is more than a real estate listing; it is an invitation to own an elegant, rare, and prestigious ensemble in one of Finland's most charming cities. Experience the perfect balance of technological innovation, ecological responsibility, and timeless architectural beauty.

## ABOUT THE AREA

Kajaani is a vibrant city located in the heart of the Kainuu region in central Finland, known for its rich cultural history and stunning lakeside scenery. Founded in 1651 by Count Per Brahe the Younger, it serves as a gateway between the southern Lake District and the rugged wilderness of Lapland. The city is defined by the Kajaani River, which flows through the center and historically powered the local tar industry, once the backbone of the regional economy.



The city's most iconic landmark is the Kajaani Castle ruins, located on an island in the middle of the river. Originally built in the 17th century to defend the eastern border of the Swedish Empire, the fortress saw heavy action during the Great Northern War before being largely destroyed. Today, visitors can walk through the stone remains, which offer a tangible connection to the city's military past and provide a picturesque backdrop for local events and walks along the riverbank.

Beyond its history, Kajaani is a hub for outdoor enthusiasts and culture seekers alike. It sits on the shores of Lake Oulujärvi, Finland's fourth-largest lake, offering ample opportunities for fishing, boating, and swimming in the summer, or ice fishing and cross-country skiing in the winter. The city also hosts several high-profile events, such as the Kajaani Poetry Week and the Kainuu Jazz & Blues festival, reflecting its status as a regional center for the arts.

Travel to and from the city is highly accessible thanks to its local infrastructure. The nearest airport is Kajaani Airport (KAJ), located in Paltaniemi, just about 7 kilometers (approx. 4 miles) northwest of the city center. The airport primarily handles daily flights to Helsinki, making it a convenient 10-15 minute drive for travelers heading to the Finnish capital or connecting to international destinations.

#### MAiN FEATURES:

- \* 380m<sup>2</sup> of living space ( 280m<sup>2</sup> & 100m<sup>2</sup> )
- \* 1327m<sup>2</sup> plot
- \* 6 Bedrooms
- \* 3 Bathrooms
- \* The main house: 4 bedrooms and 2 bathrooms + spa with sauna.
- \* Second house: 2 bedrooms and 1 bathroom.
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Finland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* Located just 30 km away is the renowned Vuokatti sports training center, a premier destination where international athletic teams train year-round, offering excellent residency potential for visiting competitors.

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#### **Κοινά**

Κρεβατοκάμαρες:	6
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	380 τ.μ
Μέγεθος αυλής:	1370 τ.μ



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## Utility details

Heating: Ναι

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.505.285

