



Vastint Homes



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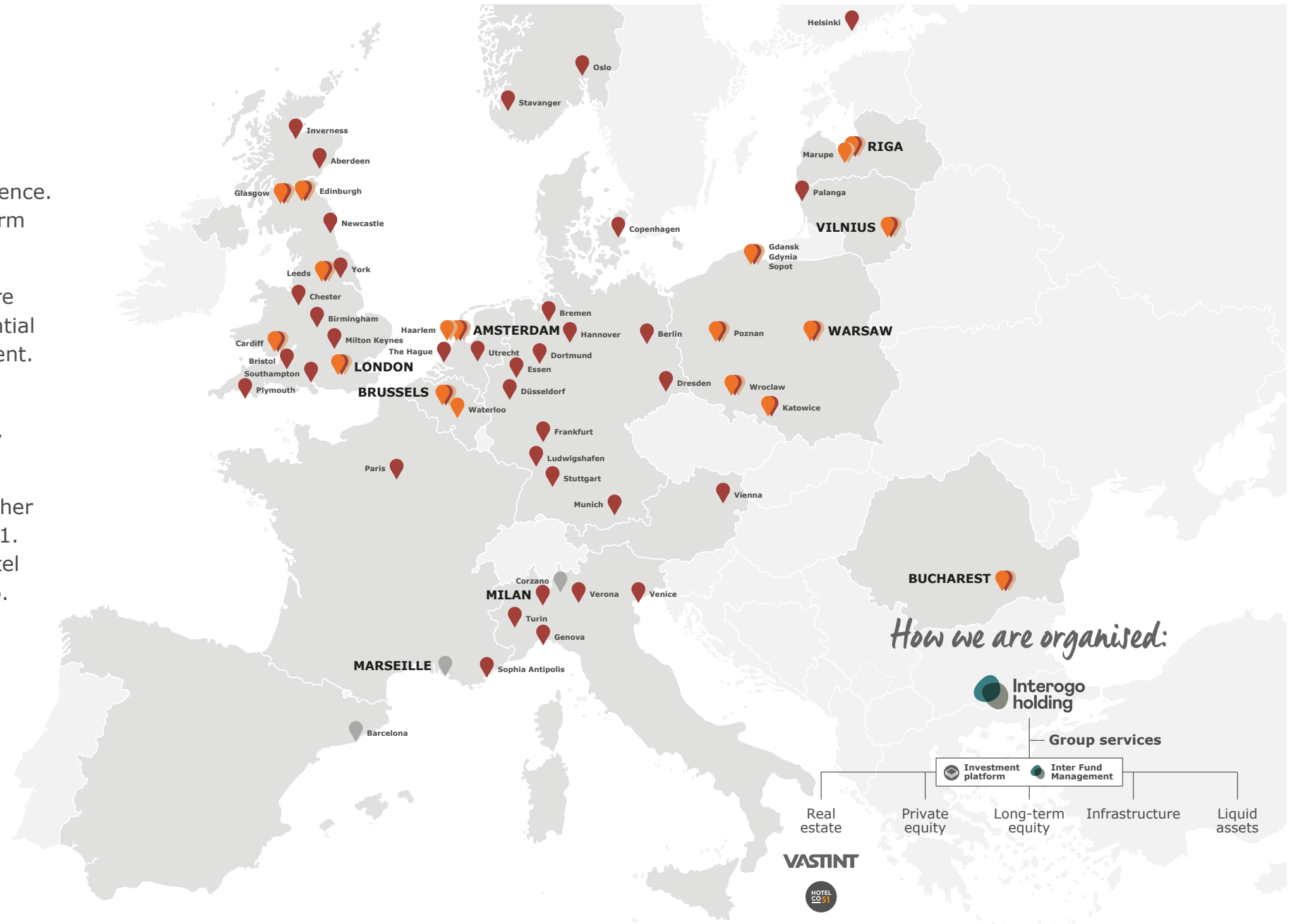
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Our foundation

We have a long-term perspective on our business and we recognise a responsibility not only towards our co-workers and customers, but also towards suppliers, business partners and the community as a whole. We know that long-term thinking, responsible business and profitability go hand in hand.

Vastint was established in 1989, but the foundation was laid in 1943 in Småland. Even though our activities have no connection to the IKEA related operations, we share a common heritage. Handed down to us from our owners, it extends our responsibilities beyond our own operations.

The shared heritage and values reflect the entrepreneurial spirit of the late Ingvar Kamrad. Vastint seeks to contribute to his vision. We do this by developing and maintaining comfortable and sustainable business, leisure and residential environments for the local communities, in our markets.



The proof is in our projects

Our purpose is to create long-term value through our property investments. A principle which gives us a different perspective to many other developers. It implies, among other things, that we always offer the same high quality, regardless of whether we sell or rent.

We work with tenants and residents to curate neighbourhoods over time and take meticulous care over every decision, big and small.

In doing so, we hope to create successful, sustainable neighbourhoods that people will love living in for generations to come.

Here are some of our most recent projects, all of which show our ethos in action. All of which have won awards and certifications for sustainability, regeneration, architecture and innovation.



Welcome to Magdelēnas kvartāls



Magdelēnas kvartāls

Riga, Latvia

Magdelēnas kvartāls is a rarity in Riga. It is a brand new quiet but thriving urban quarter in the middle of the historical centre, car free and with its own verdant private gardens.

The unique mixed-use space with residential and office buildings is created with people and their well-being in mind.

The first phase of the overall development was delivered in 2018. Two residential buildings have been built, containing 116 apartments and three commercial spaces. Also an enclosed carpark and a 2,000 m² green, car-free courtyard have been created between the two buildings.

Ultimately the quarter will offer:

- ▶ 300 apartments
- ▶ 11 live-work units
- ▶ 4,500 m² of commercial space
- ▶ 16,500 m² of office space





Home is where the heart is

Magdelēnas kvartāls curves to blend with the streets around it. The whole quarter is designed by famous local architects and will harmonize with the quiet centre. Some of the buildings blend in with the surrounding historical architecture, some will create an interesting contrast emphasizing both the historic and modern features.

The car free quarter welcomes city dwellers to relax in the well landscaped public space, while the private courtyard offers residents a lush landscaped garden with mature trees and space to relax and play – a luxury in the middle of a city.



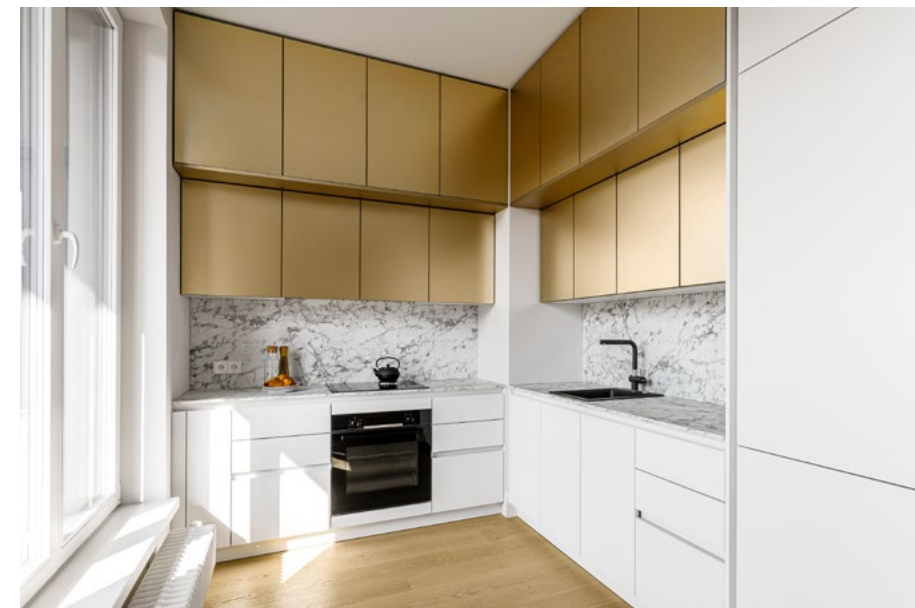
Carefully curated
businesses add
to the mix to
create a distinctive
community-feel.





This
is
home





Every apartment is designed with careful details, to the highest standards.

Each is well insulated for Latvian winters, yet designed with large windows to let in maximum daylight all year round.

The aim here is to create the perfect blank canvas that residents can make their own.

That means high ceilings and doors, warm wooden floors and high quality finishes.

Creating bright yet warm and cosy spaces that make you feel like home.



Sugar House Island

London, UK

Sugar House Island is a unique place, close to the City and surrounded by greenery and the waterways of east London. Our development strikes a careful balance between homes, offices, creative hubs and independent retailers to sow the seeds of a creative and cohesive neighbourhood for future generations.

The first phase of the overall development was delivered in 2020, offering 161 homes and 9,000 m² of office space in eight old and new buildings. In 2021 another 211 modern, spacious homes were delivered.

Ultimately the neighbourhood will offer:

- ▶ 58,000 m² of office space
- ▶ 1,200 new homes to rent and buy, 40% of which are 3-bedrooms or more
- ▶ A school and 12,100 m² of open space
- ▶ 350 bedroom hotel





An *inspired* neighbourhood

The Island is designed by nine different architects, a deliberate decision to create an eclectic look and feel.

We are preserving historic features, such as the network of routes and yards and the brick chimneys on Chimney Walk and repurposed old warehouses like the sugar refinery which gave the Island its name. The new buildings are sympathetic to the history of the site, complementing the original architecture, with modern additions such as the Dane's Yard Tower.

From the businesses in the creative quarter to the brand new school and independent restaurants, this will be a buzzing city neighbourhood full of activity day and night.





Building something that **lasts**

The well designed homes are open plan with high ceilings and large windows with canal and courtyard views.

Whether a studio apartment or four-bedroom mews house, most will have some private outside space to catch some rays, share meals or create your own green oasis.



Inside, everything is well planned for a person's everyday life. That means practical kitchen layouts, plenty of storage space, underground parking and materials that stand the test of time.





Riverview

Gdańsk, Poland

Riverview is a new and unmatched riverside residential development, located in the historic centre of Gdańsk at the Baltic Sea. From being the first gold-certified LEED environmentally friendly development in the country to being the first to offer fully finished homes, it sets a new standard in the Polish market.

The first phase of the overall development was delivered in 2020 and offers:

- ▶ 230 apartments
- ▶ 23 service units
- ▶ 29 offices
- ▶ 269 parking spaces and storage rooms in the garage hall
- ▶ Gardens with over 20,000 plants





Going upstream

Riverview has been designed in keeping with the character of Gdańsk, making use of traditional local materials but in a contemporary, classic way.

Built to be an uplifting space for people to live in, the architects have made the most of the location to create stunning views wherever possible.



Lush and mature planting has created a rare riverside park with spaces for relaxation, dotted with sculptures created by students of the Gdańsk Academy of Fine Arts.





Put people at the heart

Every design and commercial decision puts people at the centre and is driven by principles of convenience, sustainability and care.

All apartments are ready to move into from the very first day, in a choice of Scandinavian, Classic or Modern finishes. All apartments feature high ceilings and large beautiful windows.

The free of charge on-site handyman and two-year warranty makes life easy, while the focus on long-term commitments and the presale Premium Club have fostered a sense of lasting community.





Welcome to Lindenholma

Lindenholma

Mārupe, Latvia

Close to both the countryside and the coast, yet only 15 minutes away from Riga city centre, Lindenholma offers a brand new neighbourhood.

Wide open spaces, lush greenery and three different playparks make this a safe, private and family-friendly community.

The completed first of three stages includes:

- ▶ 6 buildings
- ▶ 209 different apartments
- ▶ 3 children's play areas
- ▶ Commercial space
- ▶ Separate multi-storey parking
- ▶ Private gardens with over 10,000 plants



Built for wellbeing

Designed with freedom and wellbeing in mind, we made the decision to keep Lindenholma completely car-free, with separate private parking.

This means residents can make the most of nature, with private gardens, walking trails, mature Linden trees, ample greenery and plenty of places to relax and meet.

The sense of community will be nurtured with a careful mix of businesses that meet residents' needs.







Built
for *Life*



The modern homes are well insulated and feature high ceilings, wooden flooring and large windows to maximise daylight all year round.

Whether a garden apartment or two-storey home with a sun terrace, every resident can enjoy a good view and their own private outdoor space.



The layouts are designed for modern living with plenty of storage space, elegant bathrooms, practical kitchens and eco-friendly, high-quality materials that last.





Welcome to Futuris

Futuris

Riga, Latvia

Futuris is a pleasant, modern development with its own tranquil gardens, right in the heart of Riga.

It has won awards for both energy efficiency and sustainability and was ranked second in the review of Latvia's best new buildings the year of its construction.

- ▶ 60 apartments
- ▶ Underground parking





Homes for urban dwellers

With clean, sweeping lines, sloped roofs and colourful elements, Futuris is a modern building yet designed in keeping with the surrounding historical architecture.

Every home has its private outside space, with terraces on the upper floors and a small grass garden with every ground floor apartment.

Within close walking distance of Riga's cultural centre but with secluded gardens, Futuris brings a little nature to the city.

Homes for artists

Every apartment is designed with high levels of energy efficiency and the highest quality, eco-friendly materials.

As Latvian winters are long and dark, the layout maximises warmth with high ceilings, simple lines, bright white fittings and bleached oak floors that reflect light.





Designed with the belief
that “every one of us
is an artist” the aim is
to offer neutral spaces
that residents can put
their own stamp on.



The story continues

These were just a few of our most recent projects.
Please visit our website **vastint.eu** for more projects,
more information and to get into contact with us.

VASTINT

www.vastint.eu

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