

KUOPIO

# Rental housing in Kuopio

10/2023



# Rental housing companies

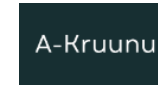
There are several companies that own / broker ARA rental apartments and free-funded rentals apartments in Kuopio.

The largest of these is the city-owned Niiralan Kulma Oy. Niiralan Kulma Oy has plenty of ARA rental apartments as well as freely financed rental apartments. Rental apartments are applied for with an electronic application through Niiralan Kulma's website (<https://niiralankulma.fi/> *(only in Finnish)*). It is also possible to apply for an apartment with a paper application. Paper applications can be obtained from the website or from the Niiralan Kulman office at Hatsalankatu 37 in Kuopio.



Other rental housing (both ARA and free-funded rental apartments) companies include among others:

- M2 Kodit <https://www.m2kodit.fi/en/>
- A-Kruunu <https://www.a-kruunu.fi/en>
- Keva <https://vuokra-asunnot.keva.fi> *(only in Finnish)*
- Avara <https://www.avara.fi/en/>
- Lumo <https://www.lumo.fi/en>
- TA Companies <https://ta.fi/apartments/rental-apartments>
- Kodisto <https://kodisto.fi/haku>
- OVV Asuntopalvelut <https://www.ovv.com/vuokrattavat-kohteet/> *(only in Finnish, brokers also privately owned apartments)*
- Avain Yhtiöt <https://avainasunnot.fi/en/apartment-search/avain-apartments/>
- Lakea <https://lakea.fi/en/residences/rental-apartment/>



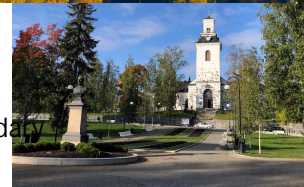
# City centre – the heart of Kuopio



More information:  
<https://www.kuopio.fi/en/environment-and-housing/housing/residential-areas/city-centre-the-heart-of-kuopio/>

<https://www.kuopio.fi/en/city-of-kuopio/moving-to-kuopio/types-of-housing-and-residential-areas/>

- Best in city centre
  - Restaurants and shopping opportunities
  - Market square and market hall
  - City Hall and Kuopio Music Centre
  - Museums and churches
  - Väinölänniemi urban park and sports area
  - Passenger harbour and The Lakeland Oasis Luoto
  - Primary school (Snellmanin koulu), Steiner school and several upper secondary schools and day-care centres (incl. english and german)
  - The smaller streets of the city centre form the largest pedestrian centre in Finland
- Around 16 000 residents
- Average rents for free-funded rental apartments (Tilastokeskus, Q1-Q2/2022)
  - Studio: 19,7 €/m<sup>2</sup>
  - One bedroom: 15,3 €/m<sup>2</sup>
  - Two bedrooms or larger: 12,8 €/m<sup>2</sup>



Luoto



# Maljalahti and Itkonniemi – beautiful lakeside living



More information:  
<https://www.kuopio.fi/en/environment-and-housing/housing/residential-areas/maljalahti-itkonniemi-beautiful-lakeside-living/>

- Best in the area

- Close to the services of the city centre and main railway station (approx. 1-2 km)
- Hapelähteenpuisto park and the harbour area
- Close to Väinölänniemi urban park and sports area
- Smaller grocery stores
- Day-care centres
- Nearest primary school in city centre
- Football field and beach
- Itkonniemi allotment garden

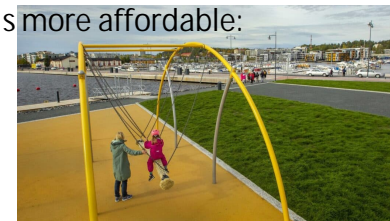


- Around 8 000 residents



- Average rents for free-funded rental apartments in Maljalahti (Tilastokeskus, Q1-Q2/2023) compares to rents in city center (list below), Itkonniemi area is more affordable:

- Studio: 19,7 €/m<sup>2</sup>
- One bedroom: 15,3 €/m<sup>2</sup>
- Two bedrooms or larger: 12,8 €/m<sup>2</sup>



# Haapaniemi, Mölymäki and Niirala – a stone's throw from the market square



More information:  
<https://www.kuopio.fi/en/environment-and-housing/housing/residential-areas/molymaki-a-stones-throw-from-the-market-square/>

- Best in the area

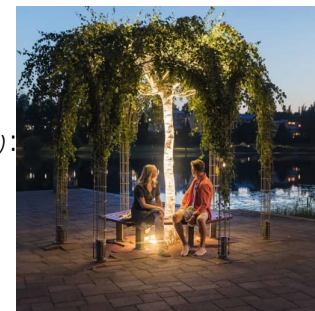
- Near the city centre (distance around 1-2 km)
- Valkeisenpuisto is one of the most popular park areas in Kuopio with free fishing area, beach volley court, two playgrounds, beach, unobstructed beach route
- Several schools, day-care centres, grocery store, restaurants
- Kuopio City Theatre in Niirala and Kuopio Music Centre in Haapaniemi
- Niirala frisbee golf course
- Near the Huuhanmäki and Kuopionlahti beaches
- Local services in Haapaniemi
- New services in Mölymäki
- New sports and recreation area and playground
- Renewing Kuopio Football Stadium
- Near Olvi Arena – indoor ice rink and public city swimming pool



- Around 8 000 residents

- Average rents for free-funded rental apartments (Tilastokeskus, Q1-Q2/2023):

- Studio: 17,9 €/m<sup>2</sup>
- One bedroom: 13,8 €/m<sup>2</sup>
- Two bedrooms or larger: 12,4 €/m<sup>2</sup>



# Puijonlaakso – verdant and tranquil



More information:  
<https://www.kuopio.fi/en/city-of-kuopio/moving-to-kuopio/types-of-housing-and-residential-areas/>

- Best in the area

- Proximity to city centre around 2 km
- Good buss connections and bicycle and walking routes to city centre
- Housing stock consists mainly of apartment buildings
- Good services – including grocery stores, library, pharmacy, vet, florist, pizzeria, pub, day-care centres and primary school
- Puijo outdoor sports and park centre, ski and walking tracks
- Sammakkolampi pond and park area
- Puijo Tower and Puijo Peak
- Near the Olvi Arena – indoor ice rink and public city swimming pool
- Near The University of Eastern Finland, Savonia University of Applied Sciences, Savo Vocational College (Sakky) and The University Hospital of Kuopio



- Around 7 500 residents

- Average rents for free-funded rental apartments (*Tilastokeskus, Q1-Q2/2023*)

- Studio: 18,5 €/m<sup>2</sup>
- One bedroom: 14,7 €/m<sup>2</sup>
- Two bedrooms or larger: 13,9 €/m<sup>2</sup>





# Neulamäki – on top of the hill



More information:  
<https://www.kuopio.fi/en/city-of-kuopio/moving-to-kuopio/types-of-housing-and-residential-areas/>

- Best in the area

- Distance to city centre 4-5 km
- Good buss connections and bicycle routes to city centre
- Wide range of row houses, apartment buildings and single-family houses, constructed mainly in the 1980s
- Versatile services including grocery stores, library, pharmacy, pub, day-care centres and primary school, lower secondary school and Christian comprehensive school
- Near the Savilahti business area and new, upcoming Savilahti residential area
- Near The University of Eastern Finland, Savonia University of Applied Sciences, Savo Vocational College (Sakky) and The University Hospital of Kuopio
- Outdoor sports centre, Neulamäki kart circuit
- Excellent walking, jogging and skiing routes and forest paths

- Around 5 000 residents

- Average rents for free-funded rental apartments (Mastox-tus Q1-Q2/2023)

- Studio: 17,0 €/m<sup>2</sup>
- One bedroom: 13,9 €/m<sup>2</sup>
- Two bedrooms or larger: 11,5 €/m<sup>2</sup>



# Päiväranta and Julkula – northern parts of Kuopio



- Best in the area

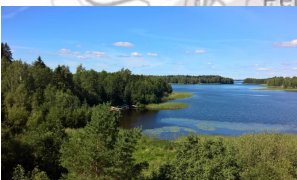
- Proximity to city centre around 4-6 km
- Good buss connections to city centre
- Mainly row houses and single-family houses
- Popular among young couples and families with children
- Great access to motorway – both north and south
- Services include Päiväranta Citymarket with pharmacy, pizzeria, hamburger restaurant, grocery store and Alko (liquor store)
- Two primary schools, one lower secondary school and day-care centre
- Allotment garden and harbor in Julkula
- Football field and beaches
- Walking routes



- Around 5 000 residents

- Average rents for free-funded rental apartments (Tilastokeskus, Q1-Q2/2023)

- Studio: 15,6 €/m<sup>2</sup>
- One bedroom: 12,4 €/m<sup>2</sup>
- Two bedrooms or larger: 12,4 €/m<sup>2</sup>



More information:  
<https://www.kuopio.fi/en/city-of-kuopio/moving-to-kuopio/types-of-housing-and-residential-areas/>



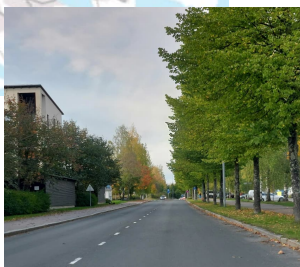
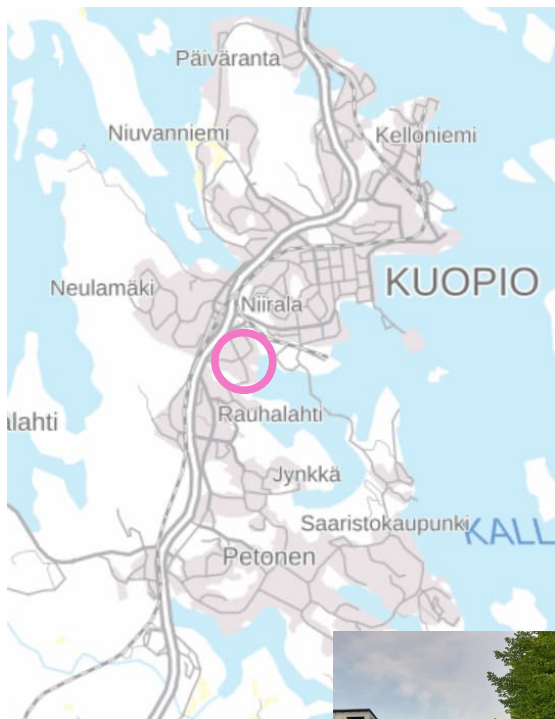
# Saarijärvi and Kelloniemi – residential areas in the northeast



More information:  
<https://www.kuopio.fi/en/city-of-kuopio/moving-to-kuopio/types-of-housing-and-residential-areas/>

- Best in the area
  - Proximity to city centre around 2-4 km
  - Good buss connections and bicycle routes to city centre
  - Old and peaceful residential areas
  - Both areas mostly consist of apartment buildings
  - Kelloniemi has a large number of industrial and commercial properties
  - Residents in these areas mostly live in households of one or two people. A bit less than one fifth of the population consists of families with children.
  - The population is the oldest of the urban areas of Kuopio (average age is over 40 years)
  - Services include grocery stores, pub and day-care centres
  - Primary schools are located in Saarijärvi and Kettulanlahti
  - Football field
- Nearly 6 000 residents
- Average rents for free-funded rental apartments (*Tilastokeskus, Q1-Q2/2023*):
  - Studio: 16,5 €/m<sup>2</sup>
  - One bedroom: 12,1 €/m<sup>2</sup>
  - Two bedrooms or larger: 10,3 €/m<sup>2</sup>

# Särkiniemi and Särkilahti – cosy and green area by the lake



More information:  
<https://www.kuopio.fi/en/city-of-kuopio/moving-to-kuopio/types-of-housing-and-residential-areas/>

- Best in the area

- Distance to city centre approx. 2-3 km
- Distance to The University of Eastern Finland, Savonia University of Applied Sciences, Savo Vocational College (Sakky) and The University Hospital of Kuopio approx. 4,5 km
- Good buss connections and bicycle routes to city centre
- Building stock mostly consists of apartment buildings and row houses that are popular among young students and families with children
- Two grocery stores, day-care centre and primary school (grades 1-4)
- Herman shopping centre (<https://kauppapaikkaherman.fi/>) (only in Finnish)
- Close to Rauhalampi spa hotel and Rauhalampi camping site, riding school and bowling alley
- Ski and walking tracks



- Nearly 4 000 residents

## Average rents for free-funded rental apartments (Tilastokeskus, Q1-Q2/2023):

- Studio: 16,5 €/m<sup>2</sup>
- One bedroom: 14,0 €/m<sup>2</sup>
- Two bedrooms or larger: 12,0 €/m<sup>2</sup>



# Jynkkä and Levänen – a lively former housing fair area



- Best in the area

- Proximity to city centre around 6-8 km
- Good buss connections and bicycle routes to city centre
- Levänen has a wide range of housing options close to nature
- Jynkkä mostly consists of single-family houses and is particularly popular among young families with children
- Good services including grocery store, library, pharmacy, vet, pub, day-care centre, primary and lower secondary schools
- Services include also nearby Kolmisoppi Citymarket with pharmacy, hamburger restaurant, furniture stores, grocery stores and Alko (liquor store)
- Next to Rauhalampi camping site, riding centre and bowling alley
- Next to Rauhalampi spa hotel
- Great access to motorway – both north and south
- Football course and beach



- Nearly 4 500 residents

- Average rents for free-funded rental apartments (Tilastokeskus, Q1-Q2/2022)

- Studio: 18,0 €/m<sup>2</sup>
- One bedroom: 12,6 €/m<sup>2</sup>
- Two bedrooms or larger: 11,4 €/m<sup>2</sup>





# Petonen – park city



More information:  
<https://www.kuopio.fi/en/city-of-kuopio/moving-to-kuopio/types-of-housing-and-residential-areas/>

- Best in the area

- Proximity to city centre around 10-12 km
- Good buss connections to city centre
- Versatile selection of different kinds of housing
- Petonen regional centre and services
- Wide range of services include health center, grocery stores, library, pharmacy, pubs, restaurants, day-care centres, primary and lower secondary schools
- International neighborhood with the Emergency Services Academy
- Close to Lippumäki Sports Centre
- Football course, parks and beach
- Near Matkus shopping centre (<https://www.matkusshoppingcenter.fi/en/>)

- Around 15 000 residents

- Average rents for free-funded rental apartments (*Tilastokeskus, Q1-Q2/2023*):

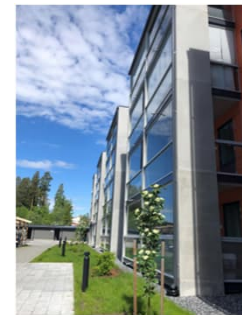
- Studio: 18,5 €/m<sup>2</sup>
- One bedroom: 14,5 €/m<sup>2</sup>
- Two bedrooms or larger: 12,4 €/m<sup>2</sup>

# Saaristokaupunki – on the shores of Lake Kallavesi



- Best in the area

- Distance to city centre 3-14 km
- The area consists of four peninsulas on the southern side of Kuopio: Pirttiniemi, Savolanniemi, Rautaniemi and Lehtoniemi
- Saaristokatu and its bridges connect the residential areas to the city center
- Max 500 meters to Lake Kallavesi
- Good services – including shops, day-care centres and schools – and great transport connections make Saaristokaupunki an ideal place to live.
- Near the Petonen regional centre and services
- Beaches, parks, outdoor trails, green zones, four playgrounds
- Lippumäki sports centre, ski tracks
- Near Saana sauna, spa and restaurant
- Schools and day-care centres



- Around 16 000 residents in 2025

- Average rents for free-funded rental apartments (Tilastokeskus, Q1-Q2/2023):

- Studio: 19,5 €/m<sup>2</sup>
- One bedroom: 17,0 €/m<sup>2</sup>
- Two bedrooms or larger: 14,1 €/m<sup>2</sup>