

USER'S MANUAL



Villa Helmi – luxury in Keilalahti, Espoo. Floating house 85.5 m², 3 h+ d+ s+ 2 toilets, 2 bathrooms, glass pavilion, 3 terraces, boat berth, 360 degrees sea view. Suitable for corporate or private events. See more: www.assosinhelmet.com/villa-helmi

Welcome to our lovely Villa Helmi. We wish you relaxing moments in beautiful surroundings.

This user manual is part of the agreement between Assosin Helmet Oy and the tenant. The tenant undertakes to follow the instructions of this user's manual when renting. By following the instructions in the manual, the visit will be easy and safe.

In summary, the most important points of this manual are:

1. Villa Helmi is a floating house located in a marina, which customers use at their own risk and follow the instructions and caution in this manual. There are three emergency exits: through the sauna's front door and the terrace door to the outdoor terrace and through it to the access pontoon, and through the upper floor's exterior door to the upper terrace and along the stairs between the houses to the access pontoon.
2. You may not wear outdoor shoes or smoke indoors. When going out of the sauna, you must use the side door. Cigarette butts must not be thrown into the water. The ashtray is on the terrace.
3. When leaving Villa Helme, you must make sure that all four doors are locked, the lights and air heat pumps are turned off, the glass terrace doors are closed and the trash is taken out.
4. Agreed schedules must be followed and the house must be empty of any catering supplies at the end of the rental period. Goods cannot be taken to Villa Helme in advance.
5. Beds may not be slept in without bed linens, and saunas may not be used without seat pads.
6. The renter is responsible for all damages that occur during the rental period. Damages can be, for example, breakages, damages requiring laundry services, damages to structures, damages requiring additional cleaning and other similar damages. We are not responsible for items left at Villa Helme, but we will store them for one week.
7. You may only put toilet paper in the toilet bowls. Under no circumstances should you put anything else in, because the house has a pressure drain that clogs easily.
8. There is a recording surveillance camera on the side of the front door of the house for security reasons.

Arrival

Villa Helmi is located in Keilalahti, Espoo at Keilasatama 5. You can easily get there from Länsiväylä or Ring I. In accordance with the traffic signs and parking permit, you can leave your car either in the short-term reserved parking spaces or in the Karhusaarentie parking spaces. The keys to the gate and front door are located in the key box next to the gate, the code of which is given to guests before arrival. When the keys have been taken out of the box, the case must be closed and the code must be mixed. When leaving, the keys are returned to the key box and the code is scrambled. The exterior door key is electronic, which opens the door by putting the key on the lock as shown in the picture below. Outdoor shoes and smoking are not allowed inside the house. Pets must be agreed in advance. The maximum number of people is 25, unless otherwise agreed in advance.



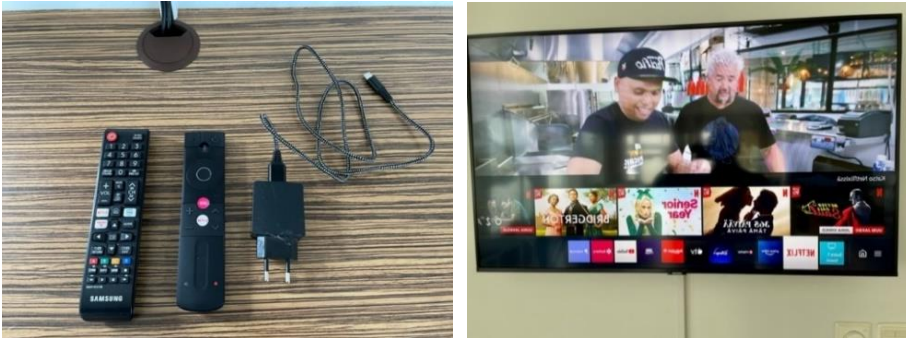
Villa Helme's equipment

The house has all the equipment of a normal year-round house. The kitchen has an induction cooker, oven, fridge-freezer, cold barrel for drinks, microwave oven (integrated into the oven), dishwasher, coffee maker, kettle, toaster, cooking utensils, crockery and cutlery for 20 people (large and small dinner plate, water, wine and sparkling wine glass, coffee mug, cutlery), etc. The living room has a dining table for 12 people. 8 people fit around the sofa group. The glass terrace table is suitable for 6 people. A side table for 4 people is also available in the sauna changing room. The refrigerator and freezer are always on and are already set to the correct temperatures. The house has a WIFI network (DNA, code 99044693784), TV, JBL PartyBox music device and video projector. You can listen to music with a Bluetooth connection. The technical room downstairs has a cleaning closet with cleaning equipment and a vacuum cleaner. The house has two toilets and two bathrooms. The sauna washroom has two showers. The shower on the right has a spout for sauna water. The overhead shower can be turned on by pulling the spreader at the lower end of the spout. The sauna washroom is the best place for washing.



Television and its user manual

The TV downstairs is Samsung's latest model, it has a DNA Hub and is connected to the house's wireless network. It also has a mirroring function. The DNA Hub is on the shelf under the side table.



The TV is operated with the remote control on the left. When you turn on the power, DNA Hub also starts. Netflix and YouTube are used with the TV remote control, for example, by selecting them from the sub-menu.



If you want to watch TV channels, you select HDMI 1 from the source menu, which gives you access to the DNA Hub. It is operated with a DNA remote control (there can be two different models of controls). TV does not have an antenna at all, but all channels are shown in high definition through the DNA Hub. The television also has a mirroring function, so you can show shows and programs via the television with a phone or computer connected to the network.

Overnight stay

Villa Helme has two double beds. One in the Master Bedroom upstairs and the other, a pull-out spare bed, in the small bedroom/dressing room downstairs. This way, the house's overnight capacity is a maximum of 4 people, if you don't want to use the sofa downstairs as an extra bed. The sofa bed downstairs has to be opened and the support legs can be turned by opening the back zippers. Bed linen and towels must be ordered separately. Linens are available for 5 people and towels for 25 people at an additional cost. Beds must not be slept in without bed linen.



Heating, air conditioning and hot water

The house is heated with air heat pumps and the ventilation is mechanical. The capacity of the separate hot water heater is limited, so excessive hot water consumption should be avoided. If the hot water runs out for some reason, you have to wait for the water to heat up. Air heat pumps can also cool both floors together or separately. In the heat of summer, initial cooling is easiest to do with draft. The air heat pumps work separately and have separate remote controls. Using them is simple. Switch on (ON), select heating or cooling and adjust the desired temperature with the arrow keys (TEMP). The pump starts slowly and keeps the room at the desired temperature. When leaving, the pump is turned OFF (downstairs pump is set to +16 c in winter). The standard ventilation setting is 2.



Sauna and swimming

Villa Helmi's sauna was renovated in September 2023. The sauna is now more spacious and can accommodate 5 people at the same time. The sauna has an electric heater with simple operating switches. One adjusts the temperature (thermostat) and the other (clock) the time the stove is on. When leaving, the power is turned off. Disposable sitting paper cloths must be used always in the sauna. Drinks are not allowed in the sauna room. You may only use the side door of the dressing room to go swimming or to the terrace. The water depth is approx. 2.5 m and the swimming stairs are located in the outer corner of the terrace from May until the end of October. When coming back to the sauna from swimming, you should use the side door. The sea water is rinsed off the skin before returning to the sauna. After sauna, the sauna room is rinsed with cold water and the cloths are put in the trash. Feet are dried before going to the living room.



Fireplace

If you want to use the fireplace, you have to get the firewood yourself. Before lighting the fireplace, make sure that the fireplace damper is open, i.e. pulled out. Please note that the fireplace is very efficient and gets hot when heated. All prudence must be carefully observed. When leaving during the winter time, the fireplace damper must be closed after making sure that the fire has gone out and the fireplace has cooled down.



Refrigerators

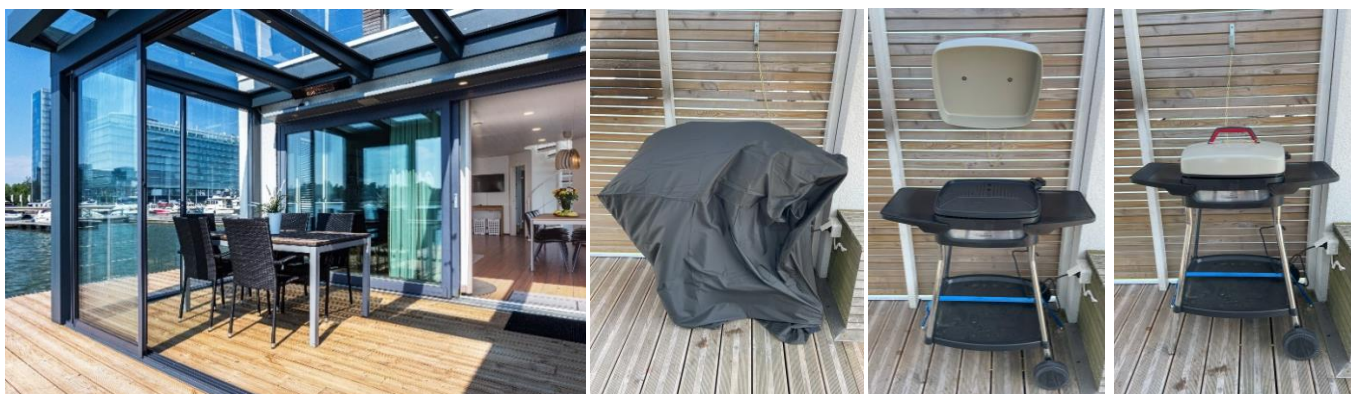
Villa Helme has a normal fridge/freezer and a separate fridge for drinks. The refrigerator in the kitchen is already adjusted for both the refrigerator (+6 c) and the freezer (-18 c). Changing the standard temperatures to colder ones does not affect the performance of the device. The same applies to the cold barrel for drinks. The refrigerators are good enough to keep drinks cold, but they are not designed to cool hot drinks quickly in the summer. If you want to make sure that the drinks served at the event are cold, you have to bring them already chilled.



Grilling and use of the glass and outdoor terrace

The equipment of the outdoor terrace includes: glass pavilion, dining set, Bluetooth speaker, infrared heater, lighting, swimming stairs, smoking shelter, ashtray and electric grill. The sea and east side walls of the glass pavilion open up. Remember to close the windows when leaving. The remote control for the heating device can be found on the coffee table. The glass pavilion has sockets for many purposes. The ashtray is next to the grill, on the side of the canopy. Cigarette butts in the ashtray, not in the sea.

Using the electric grill is simple. Remove the weather cover, put the plug in the socket and switch on the desired heat from the controller. After use, the grill is cleaned and the same things are done as when starting. It is important to remove the plug from the socket so that the grill does not accidentally turn on. The grill is available from May until the end of October.



Basic supplies, waste management and more

Villa Helmi's basic supplies are: toilet paper, kitchen paper, dishwashing detergent, sauna seat covers, 2 hand towels, 2 toilet mats and a sauna mat. If a lot of guests are coming, the possible additional need for paper must be taken into account.

Bed linens and towels that may be included in the rental agreement are placed ready to be seen. It should be noted that linen and towel orders must be left when renting. If the beds are slept in without bed linen, we have to charge for hygiene reasons the laundry costs of the blankets and pillows and other bed linen that may have been soiled during use.

Garbage should be sorted into the containers in the living room in such a way that garbage goes into one and drink bottles into the other. Garbage is taken to Villa Helme's waste point when leaving, which is located next to the entrance gate. The bag of bottles and cans is left in Helme. You must not throw anything into the sea, not even cigarette butts, snuff bags or bottle caps.

You have to be very careful with the blinds and we recommend that you don't touch them.

It is good to remember that Villa Helmi is a floating house and is surrounded by the sea on all sides. Special care must be taken both when walking on the pontoons and when on the terraces of the house. The rules of the city of Espoo and Keilalahti Marina also apply to Villa Helme's guests. Other guests of the harbor must not be disturbed.



Exit and potential damages

When the visit is over, the key is returned to the key box and the code is scrambled. When leaving, make sure that all four exterior doors are locked, the glass terrace and stove are closed, the electric grill is unplugged and all lights are turned off. The dishes and supplies for the catering services that may have been ordered by the tenant must also be picked up when leaving. Almost all lights can be turned off from one control panel. If all its indicator lights are red, it means that the all lights on the control panel are turned off. Confirmed schedules must be strictly followed so that the cleaning service can operate according to the agreed schedules.

The renter is responsible for any damages that occur in the house and any damages that require additional cleaning. The best way to handle the matter is for the guest to take a picture of the possible damage and send it to us so that we can quickly fix it for the next guest.

Contact information

You can contact us in any problem situation. Contact information: Pekka Laatikainen, myynti@assosinhelmet.com, +358 40 574 7701

The Villa Helme Team wishes you a pleasant and comfortable stay!
(19.06.2024)