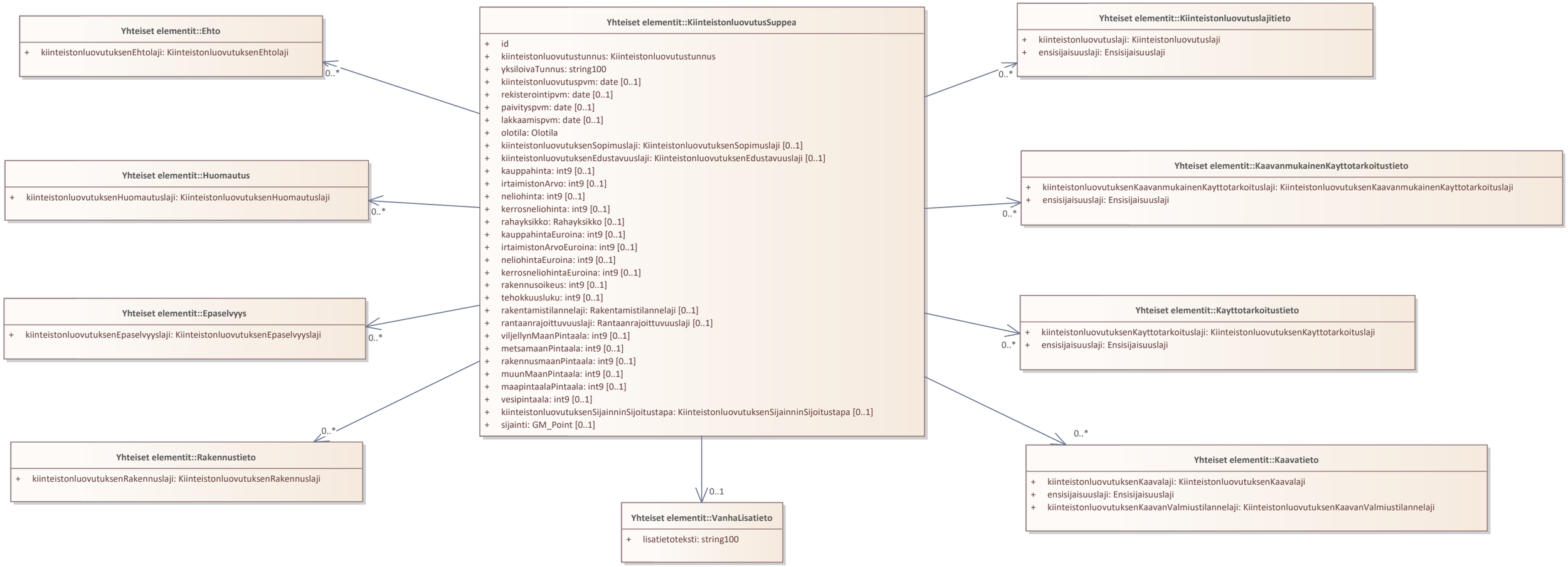Kiinteistönluovutuksen ominaisuudet