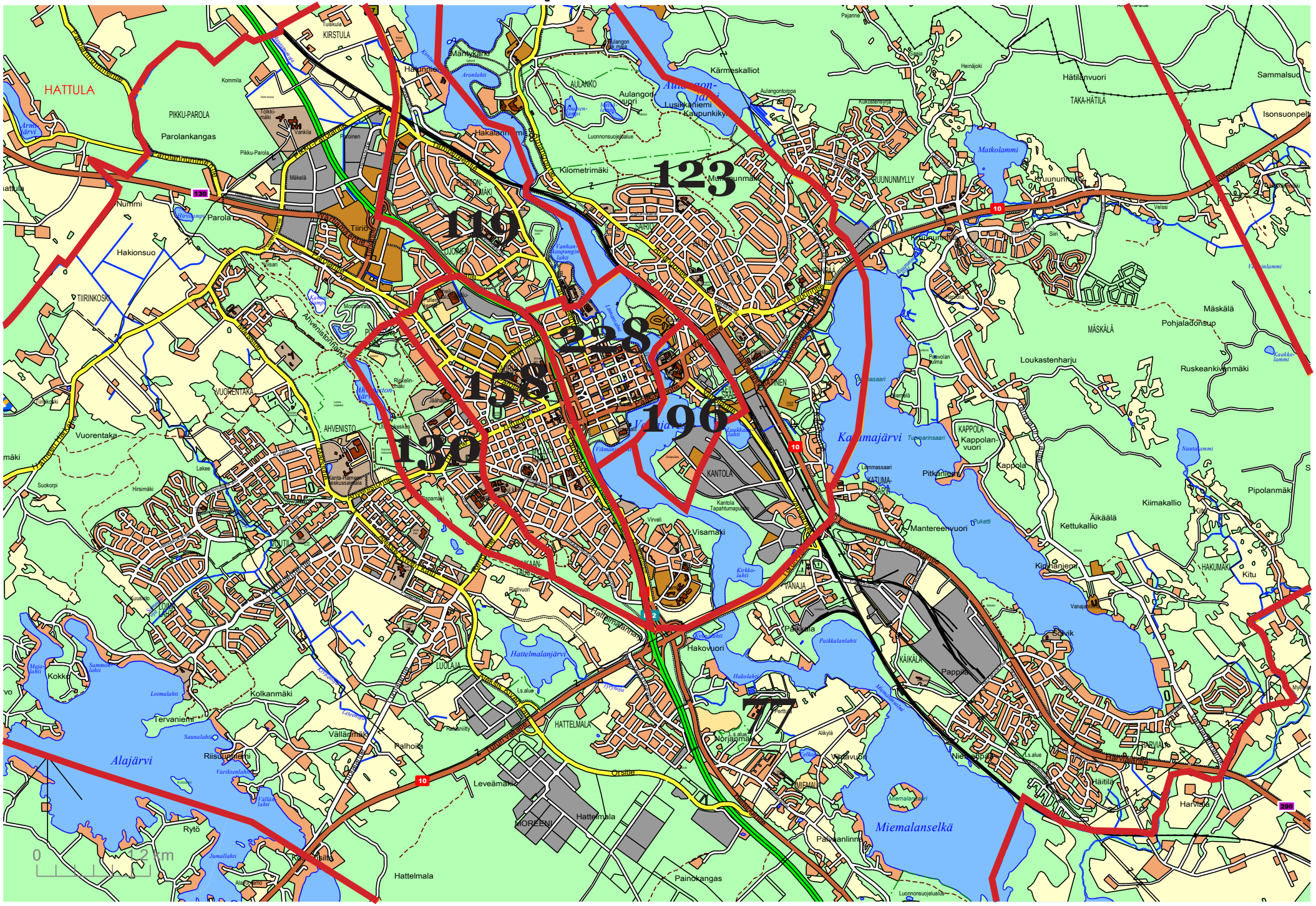ARA-tonttien hinnoittelualueet €/m² 2019