

LÄRKFALKEN



SKELLEFTEÅ



The tenant-owner association Lärkfalken is situated in a quiet, safe and child-friendly area where the neighbouring forest and lake provides opportunities for outdoor activities for the whole family. Here you live close to the nature as well as the city centre of Skellefteå.

Falkträsket is the new housing area where we are currently planning to build 17 well-designed detached and semi-detached family houses of 115 square meters.

Already on the day of moving in, you live with a good standard and landscaped garden. All houses have a private parking with carport and storage, as well as a garden and two patios.





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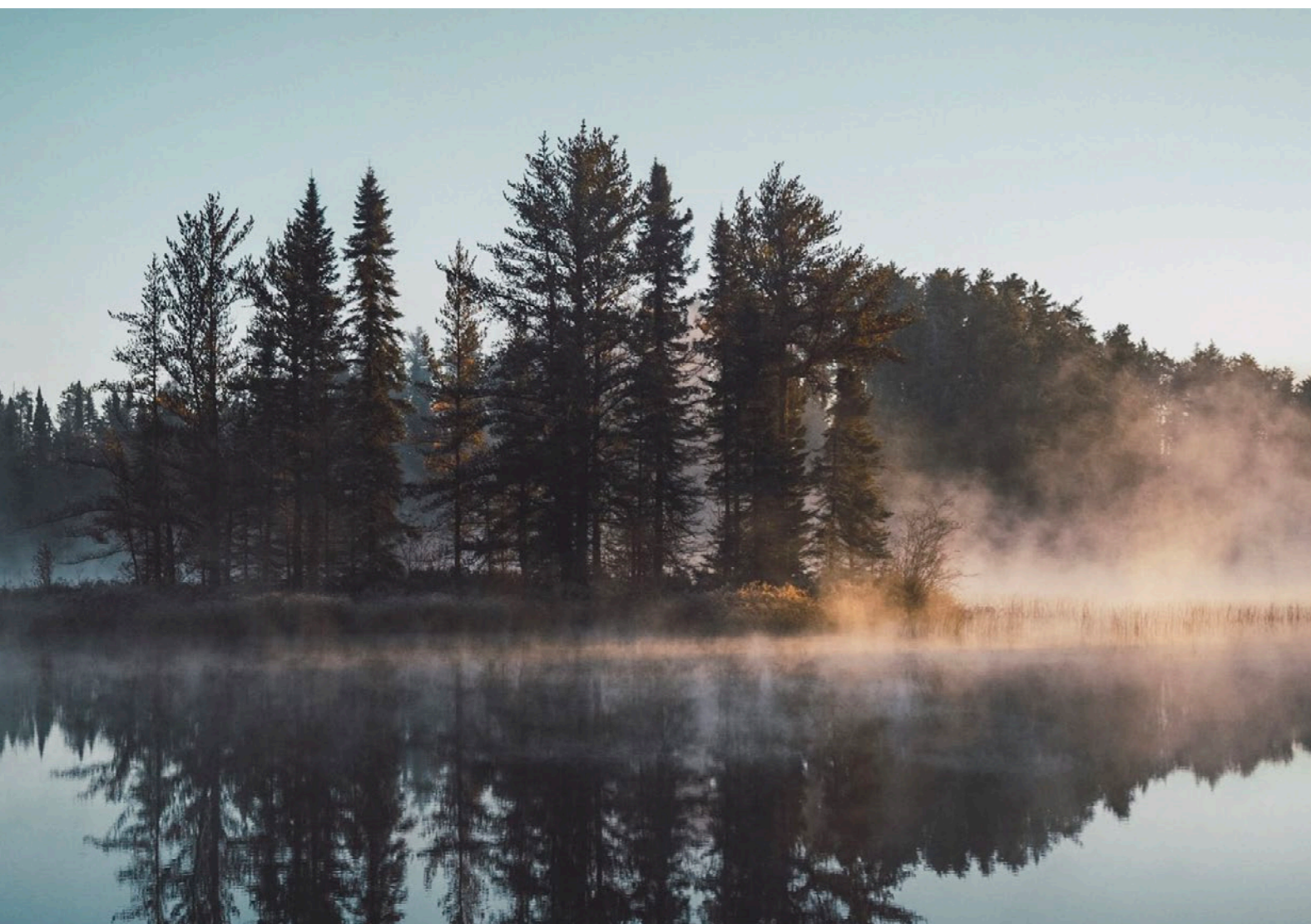
Lärkfalken

- with the lake and pine forest nearby

Lärkfalken is beautifully located in the northern pine forest nearby the Lake Falkträsket and somewhat west from the city centre of Skellefteå.

It is always close to magnificent nature experiences. Only a short walk beyond the forest line in the south, the beautiful views of the lake widens, and you reach the beach with swimming area and water activities. Through the forest pathways you easily reach the ski track at the foot of Rösberget or the snowmobile trail that leads to the top of Falkberget. There are also plans in the area to build a sledding hill for the kids to enjoy.

Within comfortable walking distance from your new home you will find both preschool and school. The housing area is only about 3 km southwest of Skellefteå city centre. It takes about 7 minutes to the city park if you go by car or around 10 minutes with bicycle.





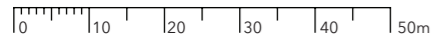


Site plan

The forest surrounds Lärkfalken and you have beautiful views from your new house in every direction. On the entrance side, there is a nice patio next to the quiet street. The sloping lawns on the other side blend in with the surrounding nature. All of the residences have a private carport with parking space for at least one car.



Scale 1:1000









The houses

Type	Semi-detached and detached house
Living area	115 sqm
Rooms	5 rooms and kitchen
Form of tenure	Tenant-owned residence
Moving in	2021/2022

The houses have an exterior expression originated from traditional Swedish wooden building design but with a modern and minimalist façade. The horizontal wooden panelling is painted with a gray glaze colour that blend in with nature.

On the entrance side, there is a large patio with space for outdoor furniture. Also on the garden side you have a nice patio with railings and stairs down to the lawn. The lawns are sloping to varying degrees and have either morning or evening sun. On the gable side you have a private carport, space for bicycle parking and storage with space for tools, children's toys and a barbecue.

The houses are modern, comfortable and well designed. Each square meter has a function and is in the right place. For the entrance floor, large window areas, generous social spaces and an open floor plan between the kitchen and living room are characteristic. The floor plan makes it easy to spend time with family and friends while the pots are on the stove. Upstairs you find three bedrooms, one bathroom and a small extra living room. This living room can be transformed into another bedroom, either you chose this as an interior option or you can make this change yourself later on as the needs change.

semi-detached house 115 m²
left



semi-detached house 115 m²
right



R Refrigerator
F Freezer
O/M Oven and micro
DW Dischwacher

WM Washing machine
D Dryer
HP Heat pump
W Wardrobe

R Refrigerator
F Freezer
O/M Oven and micro
DW Dischwacher

WM Washing machine
D Dryer
HP Heat pump
W Wardrobe

Scale 1:100
0 1 2 3 4 5m

Scale 1:100
0 1 2 3 4 5m

detached house 115 m²



R Refrigerator
 F Freezer
 O/M Oven and micro
 DW Dischwacher

WM Washing machine
 D Dryer
 HP Heat pump
 W Wardrobe

Residence list

Nr	Bostadstyp	Boarea (kvm)	Tomtarea (ca kvm)
1	parhus	115	420
2	parhus	115	570
3	parhus	115	380
4	parhus	115	295
5	parhus	115	295
6	parhus	115	295
7	friliggande hus	115	425
8	parhus	115	400
9	parhus	115	330
10	parhus	115	325
11	parhus	115	315
12	parhus	115	315
13	parhus	115	345
14	parhus	115	340
15	parhus	115	315
16	parhus	115	315
17	parhus	115	380



Sustainability

It should be easy to have a sustainable way of living and for us it is about so much more than just a good energy performance. We always work with a holistic perspective in our projects where housing economy, cohesion and smart green solutions contribute and add values to the new homes. By taking a holistic approach, looking at the total energy consumption and offering wise solutions, we can create the conditions for sustainable living.

An efficient climate shell is the basis for low energy consumption. By building well insulated and using windows and doors with low heat transmission, we can offer housing with minimal climate impact.

Basic design

Entrance door	wood/glas, painted in fabric
Patio door	wood/glas, painted in fabric
Interior doors	white, painted in fabric
Floor	oak flooring in living room, kitchen, stairs, living room and bedroom, gray tiles in the hall, laundry room, shower room and bathroom
Moldings	white floor moldings and door liners
Interior walls	painted in white
Kitchen	kitchen from HTH or equivalent, energy efficient appliances, full-height refrigerator and freezer, laminate countertop, recessed double sink, recessed stove, built-in microwave and oven, integrated dishwasher, kitchen fan, bench lighting
Shower room	washbasin with drawers, toilet chair, mirror cabinet, ceiling fixture, shower doors in glass
Laundry room	washer, dryer, laminate countertop, sink, extract air heat pump, ceiling luminaire
Bathroom	bathtub, washbasin with drawers, toilet seat, mirror cabinet, roof luminaire, towel dryer
Storage	white wardrobes in entrance, bedrooms 2 and 3, sliding door closet in bedroom 1, walk-in closet on second floor, storage room under stairs, cold attic with folding ladder

Please note that minor alterations and changes from drawings, illustrations, estimated surfaces, etc can occur during the design and construction process.

Construction

Foundation	concrete slab
Facade	wood, painted with a grey glaze
Windows	wood, painted dark grey in fabric
Roof	sheet metal, dark grey
Framework	wood
Patio	wooden patio on garden side, paved surface framed by stone, wooden patio on the entrance side
Plot/garden	grass, hedges and trellis boards between patios
Installations	individual connection for electricity and fiber, municipal water and drain, extract air heat pump with accumulator tank, circulation pump, automatic and control equipment, mechanical extract air with recycling and supply air via facade valves, floor heating on the entrance floor, radiators on the second floor, media cabinet, power station, floor heating distributor, external water ejector
Storage	concrete slab, uninsulated wooden framework, black cardboard roof, lighting
Parking	private carport with black cardboard roof
Other	mailbox
Ceiling height	approximately 2,5 m

Please note that minor alterations and changes from drawings, illustrations, estimated surfaces, etc can occur during the design and construction process.



Interior options

The basic design of the houses is classic and serves as a good base for most interior styles. For those who want to influence the interior and equipment to personalize the house before moving in, there are several choices to make.

The arrangement of the floor plan is flexible. One option is to take down the wall between the two small bedrooms to create a more open floor plan on the second floor. The living room can be converted into an extra bedroom. You can also choose to remove the wall between the walk-in closet and the sliding door closet to create a walk-in closet directly from the larger bedroom.

In the kitchen, you can choose between several different types of cabinets, drawers, handles and countertops. Other interior options are flooring, kitchen equipment, spotlights in the ceiling as well as bathroom fittings and towel dryer. There is floor heating on the ground floor as a standard and on the second floor, you can choose to have floor heating in the bathroom. Shelves and drawers in wardrobes, electric car charger on the driveway and solar cells on the roof are other available options.

The interior options are made through a portal and through the kitchen supplier.

Buying a tenant-owned house

Buying a newly produced tenant-owned house is a process with several steps. Here is an explanation of what the different steps mean. If you have questions, you can always contact the broker for more information.

Interest

When a project has initiated, it is time to announce your interest to the broker. This is only a registration of interest and does not mean that you commit to buying. The broker then provides information about the selling process and the project's time plan, and of course, the day of the sales start.

Deposit and monthly fee

On the project website and at the broker you will find current information about price. In addition to the deposit of the house, you pay a monthly fee. It covers property insurance, external maintenance, certain operating costs as well as repayments and interest on the tenant-owner association's loans. A newly formed tenant-owner association has no annual report, which means that you can study the association's finances in the cost calculation, which is obtained from the broker.

Sales start

Before the sale can start, the cost calculation must be evaluated and approved by two certified persons from Boverket, the national authority for urban planning, construction and housing. The broker contacts everyone on the list of interests.

Provisional contract

When you have decided on a residence and received a loan guarantee from your bank, a provisional contract between you and the tenant-owner

association is established. The agreement is legally binding and means that the tenant-owner association agree to grant this specific residence to you and that you also agree to buy this residence.

Construction start and advance payment

When the tenant-owner association has made a formal decision to start building construction and obtained Bolagsverkets permission to receive advance payments, you make a partial payment of 10 percent of the total deposition. The tenant-owner association also give a reassurance that guarantees the repayment of the amount in case of the project would not be completed.

The construction period

During the actual construction period, you as a buyer will receive continuous information on the progress of the houses. An information meeting for all buyers is organized in the initial phase of the construction period and a site visit is arranged as soon as it is possible to visit a dwelling. A few months into the construction process you will have the opportunity to make different interior options.

You become a member of the association

A couple of weeks before moving in, an agreement is established between you and the tenant-owner association and you become a member of

the association. This agreement is based on the tenant-owner association's financial plan. The financial plan is similar to the cost calculation, but with the big difference that all costs and technical solutions are now known. It is the association's board that will prepare the financial plan, have it certified and registered at Bolagsverket. The financial plan is notified to you as a buyer before it is time to sign the agreement and pay the final deposition of the residence.

Final inspection

Before you move in, a final inspection is carried out where you as a buyer are offered attendance. An impartial inspector checks whether the contractor has performed his work in accordance with the agreement. Representatives from the tenant-owner association and the contractor also participate in the inspection. Any deficiencies detected by the inspector are addressed before moving in. At the final inspection you also have the opportunity to check that the interior options are correct.

Final payment and access

Not later than three months in advance, you will be notified by the tenant-owner association about what date you can move in. A few days before moving in, you pay the remaining amount of the despositon and any interior options.



Benefits of newly built house

- The guarantee on both work and materials is five years. The guarantee is valid for some of the included products for ten years.
- The need for maintenance is very small. Instead, you can spend your time and money on everything enjoyable in life such as family, friends and hobbies.
- Electronic components such as appliances and heating systems are energy efficient. It is not only good for the wallet, but also for the environment.
- Already on day one you live with good standards and landscaped garden.
- Materials are carefully chosen and at the same time, there is the possibility of personalize your home with several different interior options.
- Everyone moves in at the same time. This creates opportunities to get to know your neighbours and create a good community.
- When you buy your residence, you pay a fixed price according to the current price list. There will never be any bidding.

Living in a tenant-owned house

It is you and your neighbours, who makes decisions relating to your homes and neighbourhood.

Tenure

You have a right of tenancy for your residence that is unlimited in time, which means that you can only be dismissed for relocation if you do not pay fixed fees to the association or seriously violate the association's rules. The residence can be sold or inherited in the same way as other properties.

Housing democracy and board

The board that initially forms the association, the so-called interimstyrelsen, handles management and administration to the first annual general meeting after the construction is completed. Later on, a new board is selected among you who bought a home in the association. You get help and support to get started.

What it means to be a member of the tenant-owner association is stated in the statutes, agreements and the financial plan of the tenant-owner association.

Management

It is you and the other members who decide how the association should be run. The members can manage certain parts of the administration themselves, but external support for the work is procured during the first financial year.

Economy

As the newly produced tenant-owned houses are sold, a deposit is paid to the association according to a fixed price list and you receive an economic share in the association. In addition to the initial cost for the apartment, you pay a monthly fee. It is intended to cover the tenant's share of the association's costs for rents, amortization and operating and maintenance costs. Since the members of the association decide for themselves how the administration is to be managed, you can decide for yourselves who should handle the administration.





In this project, we are collaborating with our partner Svensk fastighetsförmedling to manage the sales.

At the broker you will find information about prices, available residences and how to make an announcement of interest.

SVENSK FASTIGHETS FÖRMEDLING

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