

KUNGSSPIRAN



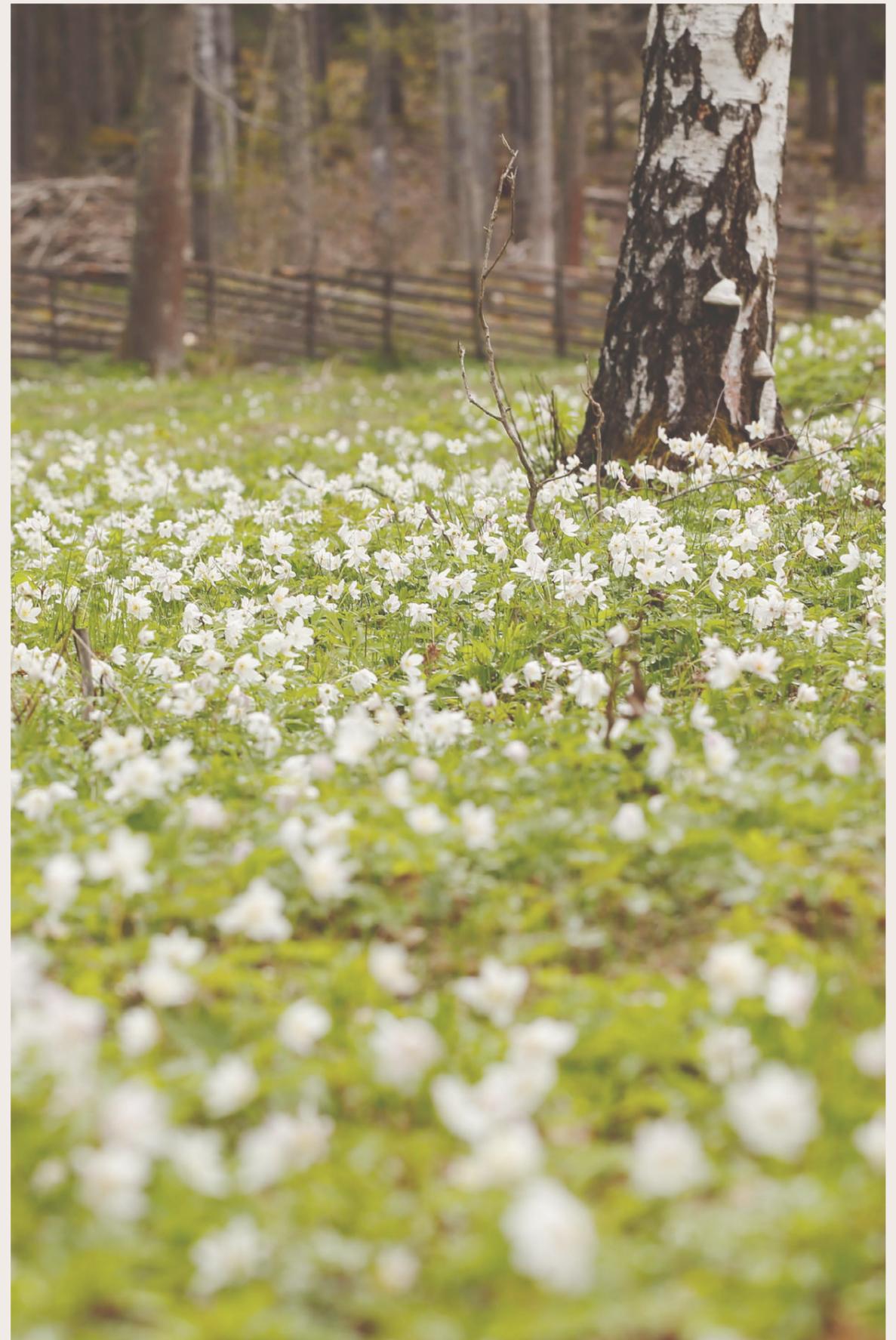
KÅGE

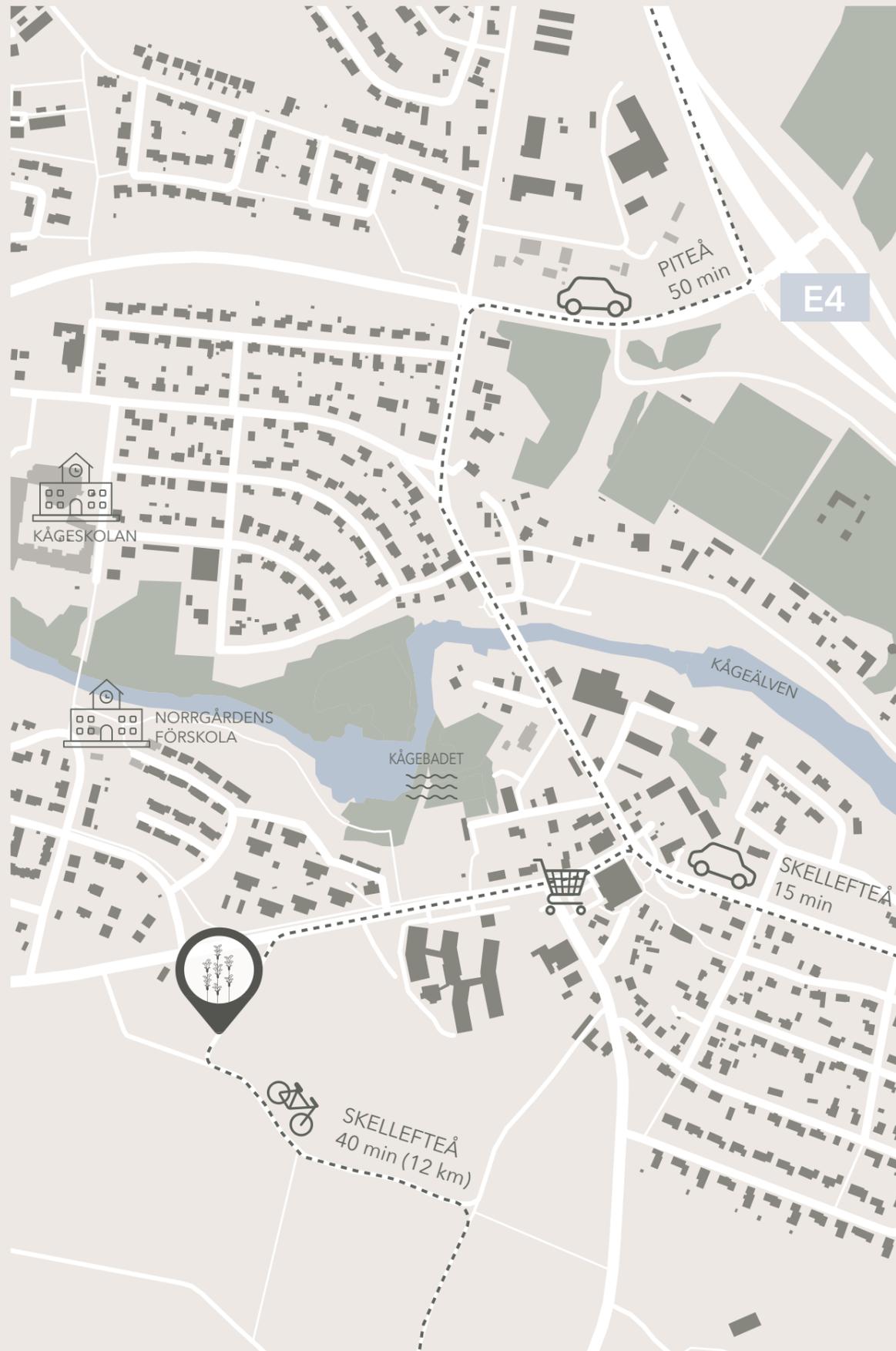
# Brf Kungsspiran

In child-friendly Kåge, 13 kilometers north of Skellefteå, a new residential area is emerging. We are building 32 newly produced condominiums of 115 kvm with proximity to schools, sports activities, services and magnificent nature experiences.

In Kåge you get time for recreation in a green environment while you have quick commuting opportunities to Skellefteå.

A warm welcome to Kåge!





# The area

## - Kåge

In Kåge, you live close to services, grocery stores and beautiful nature experiences. Within walking and cycling distance, you'll find walking paths along Kågeälven, a gym, a restaurant and Kågedalen's AIF, which has activities in football, floorball, and ice hockey. Right around the corner lies a lighted jogging track where you run and ski. For those interested in fishing, there is the opportunity to do so in Kågeälven, and for those who want to read a book on the beach by the Gulf of Bothnia, the sea is only a short distance away. Kåge school lies a ten-minute walk away with primary school education from pre-school to year nine.



Bus stop  
800 m



Kåge school  
1 km



Grocery store  
450 m



Pre-school  
450 m





# Apartment list

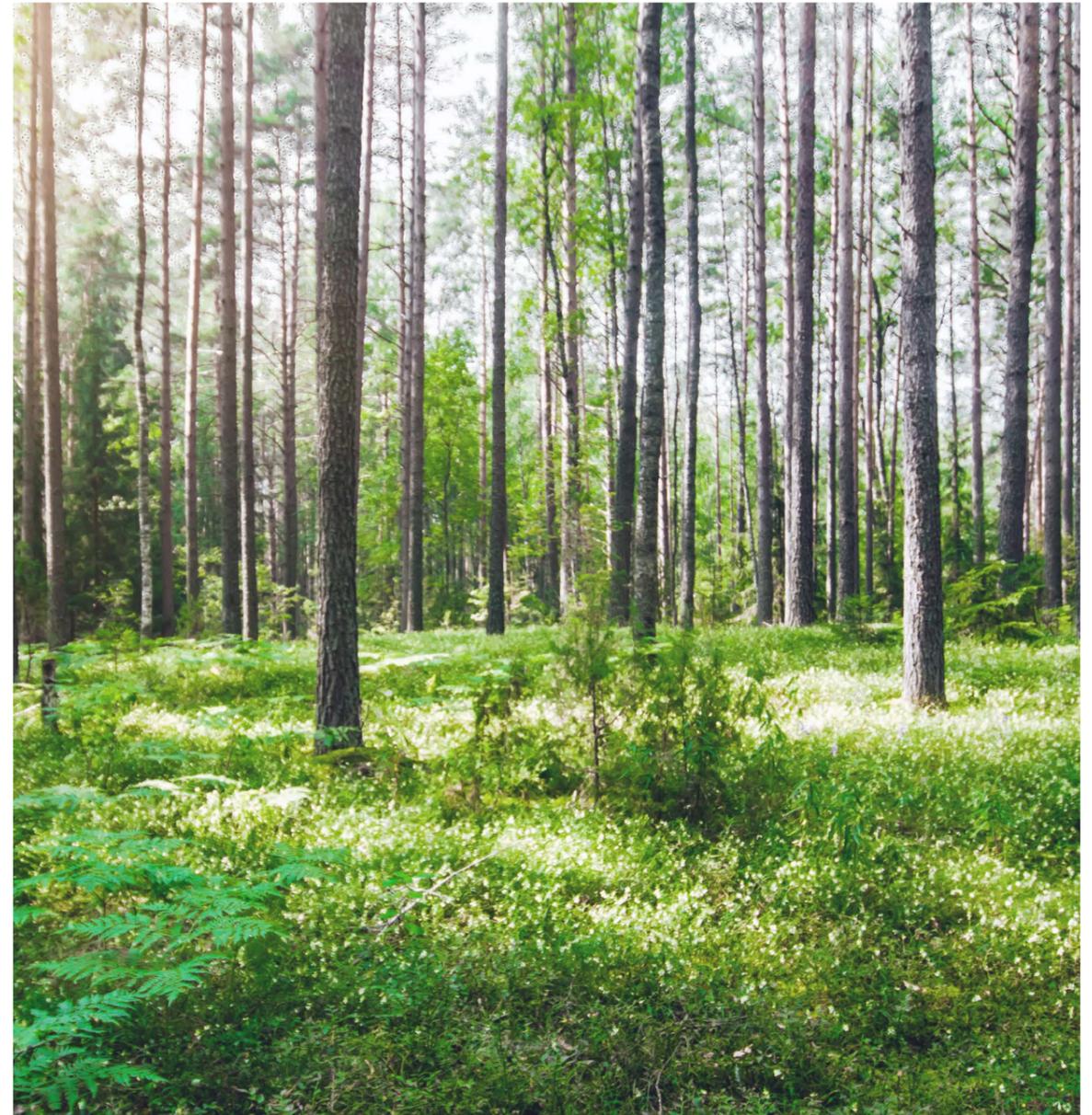
## Area 1

NO	LIVING AREA (kvm)	PLOT AREA (ca kvm)	NO. OF ROOMS
1	115	380	5 RoK
2	115	235	5 RoK
3	115	235	5 RoK
4	115	430	5 RoK
5	115	560	5 RoK
6	115	300	5 RoK
7	115	260	5 RoK
8	115	230	5 RoK
9	115	220	5 RoK
10	115	325	5 RoK
11	115	315	5 RoK
12	115	215	5 RoK
13	115	215	5 RoK
14	115	330	5 RoK
15	115	265	5 RoK
16	115	235	5 RoK
17	115	235	5 RoK
18	115	235	5 RoK
19	115	235	5 RoK
20	115	310	5 RoK

# Apartment list

## Area 2

NO	LIVING AREA (kvm)	PLOT AREA (ca kvm)	NO. OF ROOMS
21	115	400	5 RoK
22	115	240	5 RoK
23	115	240	5 RoK
24	115	260	5 RoK
25	115	255	5 RoK
26	115	225	5 RoK
27	115	230	5 RoK
28	115	230	5 RoK
29	115	205	5 RoK
30	115	215	5 RoK
31	115	380	5 RoK
32	115	435	5 RoK





# The accommodation

Housing type	Semi-detached house on two levels
Living area	115 kvm
Number of rooms	3 - 5 rooms and kitchen
Form of accommodation	Private housing cooperative
Move-in date	

Brf Kungsspiran consists of 32 surface-smart and well-thought-out residences on two levels. 10 semi-detached houses of 20 dwellings make up one part of the area and 6 semi-detached houses of 12 dwellings make up the other. All houses have a large pleasant patio on the garden side and a smaller patio facing the street. In the second area, there is also a common parking lot where your guests can park when they are visiting. Around the area we preserve areas with meadow flowers and this gives Brf Kungsspiran a verdant and harmonious expression.



115 m<sup>2</sup>115 m<sup>2</sup>

Planritning skala 1:100 (A3)

## Semi-detached house

- Two levels

The ground floor of the semi-detached house has an open floor plan. The kitchen, living room and dining area creates a social, inviting space where you can entertain guests. On the garden side next to the living room, a terrace is built where you can have barbecue evenings or other events. There is plenty of space for storage in the entrance hall and immediately when you step into the home, you are able to see through your entire residence, out to your garden. The laundry room and bathroom lie directly adjacent to the entrance, easily accessible to you. All homes have a paved patio on the entrance side and a gravel driveway.

## Semi-detached house

K	Fridge	TM	Washing machine
F	Freezer	TT	Dryer
UM	Microwave, oven	G	Wardrobe
DM	Dishwasher	FJV	District heat exchanger
KLK	Closet		



## 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.



# The architect's thoughts

- Elegant details and good living qualities

The facade expression of the residences draws inspiration from the nature close to Sörbyn. They flirt with the traditional wooden construction technique and recreate that feeling with a modern touch. Achieving the rural building character requires great care in details and wooden facades with well-thought-out coloring. The tones of the facades draw inspiration from the earthy colors of nature and create a homogeneous and muted expression. A vertical and horizontal wooden panel that varies in both direction and dimension is divided by chest panel to achieve a sense of classical architecture. The residences are carefully placed to create spatial qualities and interesting lines of sight.

*- Lovisa Stadig Roswall*

Architect at Ekeblad Bostad



# Material

In the private housing cooperative Kungsspiran, we use wooden facades and roof tiles - traditional materials that are well-proven, low-maintenance methods. The residence will have oak flooring with grey tiles in the hall, bathroom, and laundry. The driveways are gravelled and the entrance patios are paved. On the garden side, each home gets a wooden deck made of treated wood.

Good design and robust materials are our key concept when it comes to the interior. All materials and furnishings are therefore selected with care and maintain very good quality, even in the standard version.



# Design options

- Personalize your home

The basic design of the house is classic and stylish - a good basis for most interior styles. The heating in the house is water-born, with floor heating on the entrance floor and via radiators on the second floor for maximal comfort. There are several choices to make for those of you who want to influence the house's interior design and equipment to put your personal touch on the house before moving in. In the kitchen, you can choose from several different types of handles and doors, if you want a design with cupboards or drawers and a choice of worktops. As an option, there are also different floors, white goods, recessed spotlights in the ceiling, a choice of heated towel rails and bathroom furnishings.

**You make your choices online via a portal at the kitchen supplier.**



# To buy 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 a deposition, you pay a monthly fee. It covers property insurance, external maintenance, certain operating costs as well as repayments and interest on the housing association's loans. A newly formed housing 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 an apartment and received a loan guarantee from your bank, a provisional contract between you and the tenant-owner's association is established. The agreement is legally binding and means that the tenant-owner's association agree to grant this specific apartment to you and that you agree to buy this tenant-owner apartment.

## CONSTRUCTION START AND ADVANCE PAYMENT

When the tenant-owner's 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 cost for the apartment. The tenant-owner's 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 building. An information meeting for all buyers is organized from start and a site visit is possible as soon as it is possible to visit an apartment. 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's association and you become a member of the association. This agreement is based on the tenant-owner's association's financial plan. The financial plan is largely like 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 cost of the apartment.

## 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's 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's association about what date you can move in. A few days before moving in, you pay the remaining amount of the total cost and any interior options.

## QUESTIONS?

The realtor can help you with questions and counselling regarding the house purchase.



## 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.

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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.

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Electronic components such as appliances and heating systems are energy efficient. It is not only good for the wallet, but also for the environment.

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Already on day one you live with good standards and landscaped garden.

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Materials are chosen with care and at the same time you get the possibility to personalize your home with several different interior options.

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Everyone moves in at the same time. This creates opportunities to get to know your neighbours and create a good community.

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When you buy your house, you pay a fixed price according to the current price list. There will never be any bidding.



# Your home

- To live in a tenant-owned house

## TENURE

You have a right of tenancy for your house 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 house 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, 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 association is stated in the statutes, agreements, and the financial plan of the tenant 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-owner 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 house, 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.

# Basic design

- Semi-detached house

## INTERIOR DOORS

White doors with boards, factory painted.

## FLOOR

Oak wooden floors in the living room, kitchen and bedroom. Gray tiles in hall and bathroom.

## TRIM

Floor moldings and door lining in white.

## KITCHEN

Classic kitchen in white from Vedum or equivalent, energy-efficient full-height fridge and freezer, laminate worktop, built-in double hob and induction hob, integrated dishwasher, built-in microwave and convection oven, kitchen fan and bench lighting.

## BATHROOM

Washbasin with chest of drawers, toilet seat, mirror cabinet, ceiling fixture, bathtub, washing machine and dryer.

## LAUNDRY ROOM

Washing machine and dryer, laminate worktop, single ho with base cabinet.

## SHOWER ROOM

Washbasin with chest of drawers, toilet seat, mirror cabinet, ceiling fixture, shower corner with glass doors.

## STORAGE

White wardrobes in the bedrooms and at the entrance. Cloakroom floor 2 and storage room under the stairs, unfurnished. Cold wind with fold-down ladder that can be supplemented with a simpler floor.

## INTERIOR WALLS

Painted in white.

*Please note that minor changes and deviations from drawings, illustrations, estimated areas, etc. may occur during the design and construction process.*

# Technique

- Semi-detached house

## FOUNDATION

Isolated concrete slab on ground.

## FACADE

Vertical and horizontal wooden panel.

## WINDOWS

Factory painted, ochre/green. The windows in one area are painted in ocher and the windows in the other area are painted in green.

## INSTALLATIONS

Individual connection for electricity and fibre, Common VA connection, District heating, heating with waterborne underfloor heating on the lower level and radiators on the upper level. Ventilation with FTX system (heat recovery), Media cabinet, power station, floor heating distributor and external water ejector.

## FRAMEWORK

Wooden body.

## ROOF

Concrete pans, brick red.

## GARDEN

Lawns and hedges.

## PATIO

Wooden deck on the garden side, tiling at the entrance.

## STOREHOUSE

Garden storage room 6 sqm, uninsulated, interior lighting.

## CEILING HEIGHT

ca 2,5 m.

## DOORS

Entrance door - factory painted, ocher/green.

## PARKING

Own carport on driveway with cardboard roof. Gravel driveway.

## OTHER

Mailbox next to entrance alt. mounted in collection.

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# Broker



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