

VINTERSOLEN



SKELLEFTEÅ

Vintersolen

The tenant-owner association Vintersolen is situated in a quiet, safe and child-friendly area with opportunities for activities for the whole family. Here you live close to the nature as well as the city centre of Skellefteå.

Vintersolen is the new housing area where we are currently planning to build 15 well-designed semi-detached family houses of 115 square meters.





Content

Skellefteå	11
Site plan	12
The neighborhood	15
Your home	19
Floor plan	22
The architect	25
Interior options	29
Sustainability	33
Residence list	35
Basic design	36
Construction	37
Buying a tenant-owned house	38
Living in a tenant-owned house	41
Broker	42









Skellefteå

With a home in Vintersolen, you are close to both the city life and magnificent nature experiences. The city offers adventurous excursions in the archipelago and on the countryside, family activities and northern flavors from local producers and farms. Within close walking distance there are also several preschools, schools, services and a beautiful walking trail along the river.

In Skellefteå, you have every opportunity to find a context that will suit you.



BUS
50 m



PREE-SCHOOL
100 m



SCHOOL
700 m



SERVICE
1 km



RIVER
200 m



AIRPORT
18 km



SPORTS
1,6 km





Neighborhood

The homes are located along a quiet and safe local street where children easily can run over to their friends in the neighboring houses. On the entrance side there is a nice patio with space for a small group of furniture, parking space under the carport and space for bicycle parking. The garden side has a sunny patio facing south and a large garden with storage and plank along the property boundary.

Vintersolen is a child-friendly neighborhood where you can live an active life close to the city center and beautiful nature.





Your home

Type	Semi-detached
Living area	115 m ²
Rooms	5 rooms and kitchen
Form of tenure	Tenant-owned
Moving in	Preliminary oct-dec 2022

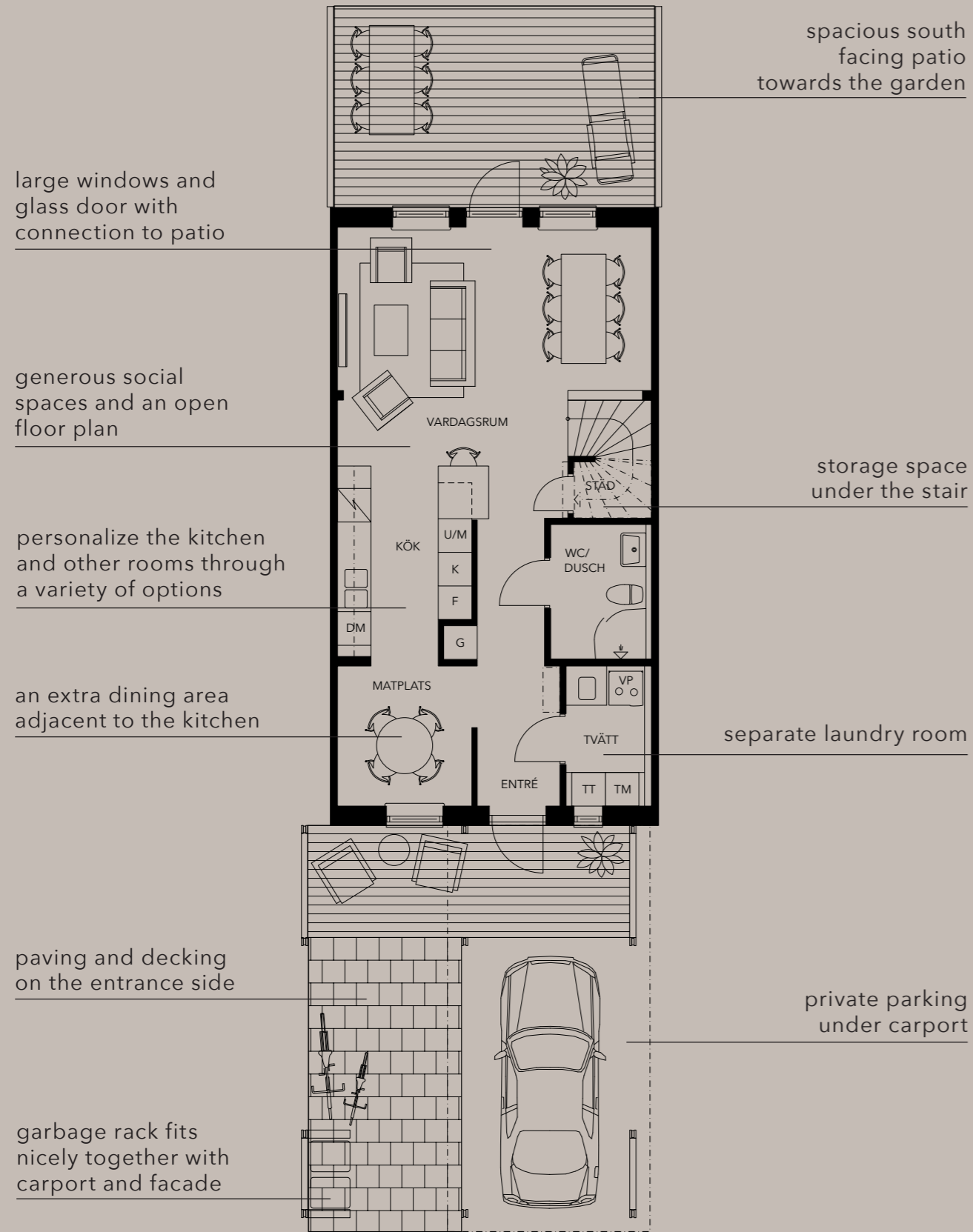
Vintersolen consists of 15 well designed homes. On the entrance level, kitchen and social areas are located together with laundry and toilet/shower. Upstairs you will find three bedrooms, living room and toilet/bath.

All materials and furnishings are carefully selected and maintain very good quality already in the standard design. For those who want to influence the interior and equipment, there are several choices to make.





entrance floor



second floor



- | | | | |
|----|-----------------|------|------------------|
| K | Refrigerator | TT | Dryer |
| F | Freezer | G | Closet |
| DM | Dischwacher | STÄD | Cleaning storage |
| UM | Oven and micro | VP | Heat pump |
| TM | Laundry machine | | |



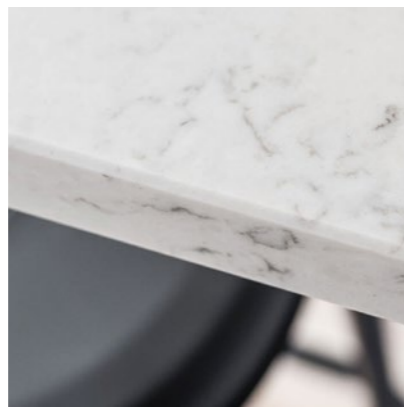
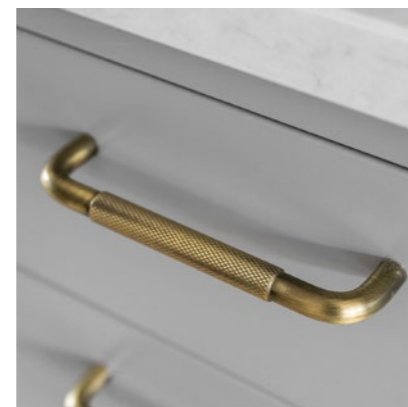
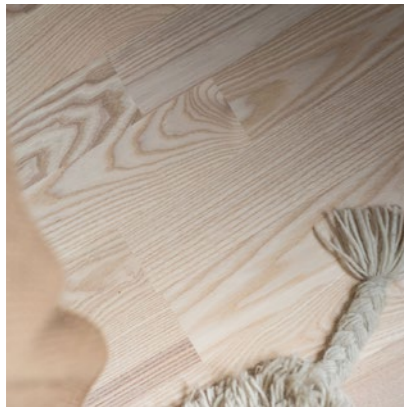
The architect

Brf Vintersolen has an expression inspired by traditional Swedish wood construction, but with a modern detailing and color scheme. The facade consists of a red-painted horizontal and vertical wooden panel with red sheet metal details. Carports, racks and trellis are also painted in red to create a modern expression.

Good lighting conditions, generous social areas and an open floor plan create a home to thrive in.

Emil Lundin, Architect at Ekeblad Bostad





Interior options

- Personalize your home

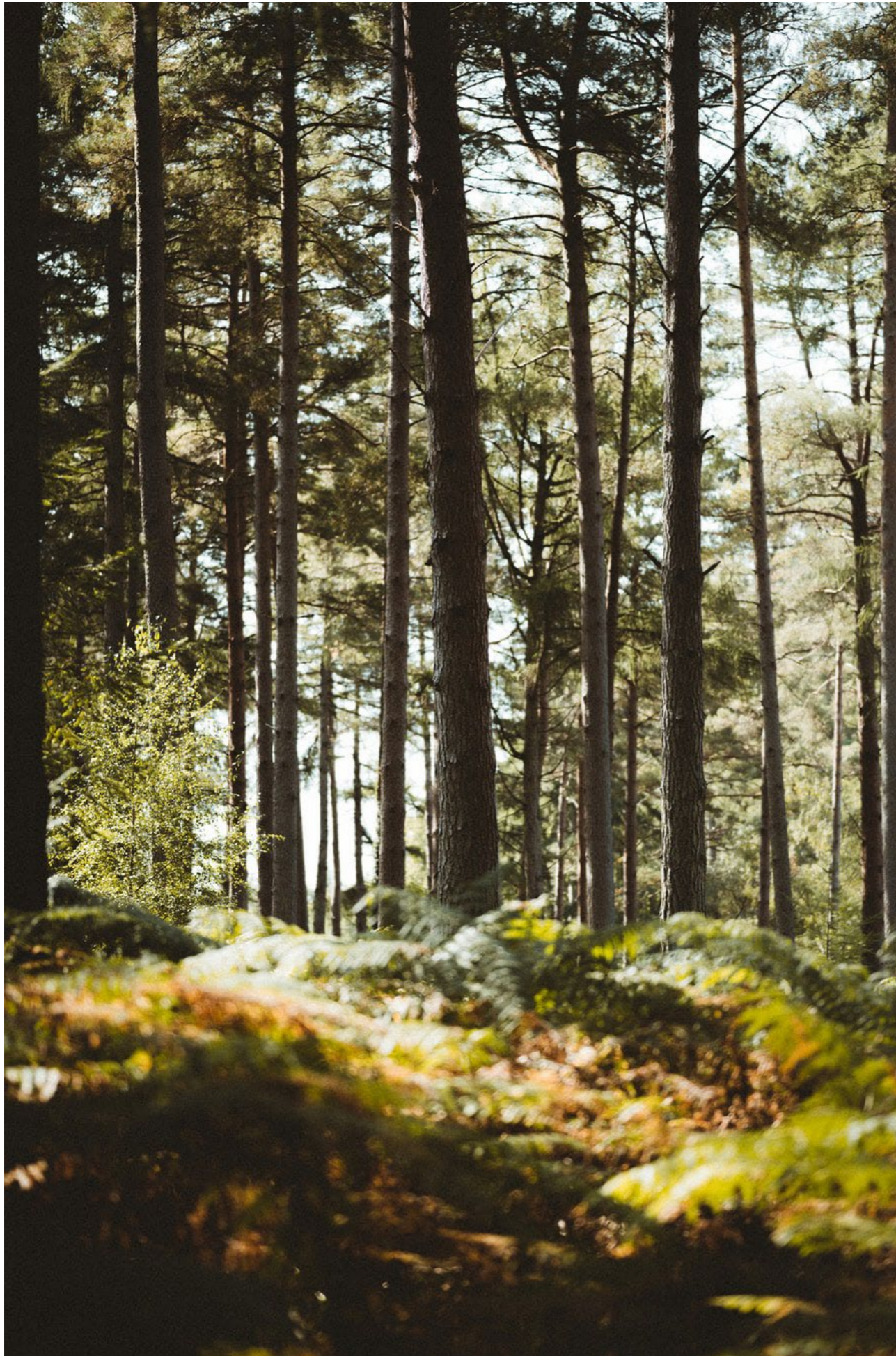
The basic design of the interior is classic and serves as a good base for most interior styles. For those who want to influence the interior and equipment to personalize the house before moving in, there are several choices to make.

The arrangement of the floor plan is flexible. One of several options is to convert the living room on the second floor into an extra bedroom.

In the kitchen, you can choose between many 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.





Sustainability

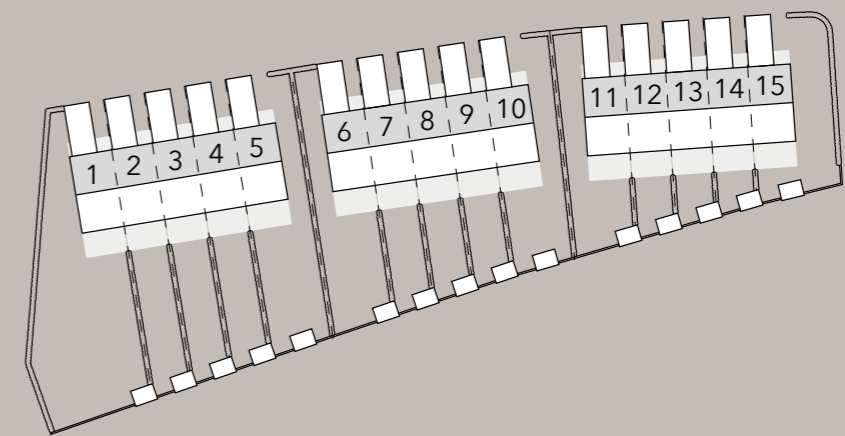
It should be easy to have a sustainable way of living and for us it is about so much more than just a good energy performance. We always work with a holistic perspective in our projects where housing economy, cohesion and smart green solutions contribute and add values to the new homes. By taking a holistic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



Residence list

Number	Useful floor space (m ²)	Plot size (m ²)
1	115	600
2	115	250
3	115	245
4	115	240
5	115	370
6	115	355
7	115	215
8	115	205
9	115	200
10	115	320
11	115	305
12	115	175
13	115	170
14	115	160
15	115	315



Basic design

Vintersolen

Interior doors

Innerdörrar -
white, 1 frame

Interior walls

painted white

Moldings

white floor moldings and door
liners

Floor

oak flooring in living room,
kitchen, stairs, living room and
bedroom, gray tiles in the hall,
laundry room, shower room and
bathroom

Kitchen

kitchen from Marbodal or equivalent,
energy efficient appliances, full-
height refrigerator and freezer,
laminated 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 rooms

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

Window sill

stone

Construction

Vintersolen

Foundation

concrete slab

Facade

wood, painted red

Windows

wood, painted in fabric

Roof

sheet metal

Framework

wood

Installations

individual connection for electricity
and fiber, municipal water and drain,
extract air heat pump, circulation
pump, automatic and control
equipment, nmechanical 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

Garden

grass, hedges and trellis boards
between patios

Patio

wooden patio on garden side,
paved surface, stone and small
wooden patio on the entrance
side

Storage

concrete slab, uninsulated wooden
framework, black cardboard
roof, lighting

Ceiling height

2,5 m

Doors

entrance door - painted in fabric
patio door - painted in fabric

Parking

private carport with cardboard roof

Other

mail box

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.

1

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.

2

DEPOSIT & 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.

3

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.

4

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.

5

CONSTRUCTION & 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.

6

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.

7

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.

8

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.

9

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 A 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 enjoyable things 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

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.

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SVENSK 
FASTIGHETS
FÖRMEDLING

Broker

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

Contact the broker if you need more information about prices, available residences and how to make an announcement of interest.

Ekeblad Bostad reserves the right to make changes in the project and reserves for errors. Presented material can be changed during the project period and in this case it will be replaced by products that are equivalent. Minor adjustments can be made, for example to make changes for accessibility requirements, functional requirements or other building or installation technical reasons.

