



You ask,  
we answer!

# Frequently asked questions about Brf Scheele Promenad 3

## How many apartments will there be?

There will be 48 apartments at Brf Scheele Promenad 3.

## When is the moving-in date?

This has been provisionally set for around 1 January 2022.

## What is included in the monthly fee?

- The fee includes heating, water, fixed grid subscription for household electricity and add-on tenant-owner insurance.
- There is a collective agreement for Telia Triple Play. Each apartment will be debited SEK 169 every month for this.
- Each apartment will be debited for its household electricity consumption.

## Will I have access to extra storage space?

Each apartment will have its own storage space in the basement.

## Can I have a glazed balcony?

Only the balconies on the Scheelevägen/Tunavägen corner will be glazed.

## Will the building have tenant-owner association rooms?

Yes, 2 on the ground floor.

## How can I buy?

Sales begin with VIP information/viewing for those who registered an early interest. Apartments will be allocated on the basis of when you register your interest in the project. On registration, a preliminary contract will be signed and SEK 35,000 taken as an advance payment. Sales then continue on a first-come-first-served basis. Please contact one of our estate agents for more information.

## May I buy more than one apartment, e.g. for one of my children?

The person who lives in an apartment must be named as the buyer in the contract.

## Can a juridical person buy an apartment?

The board will review such applications on a case-by-case basis.

## What is the payment plan?

SEK 35,000 is invoiced on signing of the preliminary contract. On signing the lease (around 4 months before moving in), a further SEK 50,000 is to be paid. The remainder of the purchase sum is to be paid before the date of entry into possession.

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**Are there any home design options?**

We make it possible for you to influence the design of your home. The options are presented in a separate brochure and price list. If you choose any options, 50% of the total price for these is to be paid on ordering. The remaining sum is invoiced before moving in.

**Will there be a lift?**

The topmost two flats will be split level (2 floors). A lift will go up to the lower of these levels. An internal stair will provide access to the upper floor.

**How will the building be heated?**

The building will have E.ON's ectogrid™, an eco-friendly lowtemperature district heating system. This waterborne heat will be distributed via radiators.

**What sort of facade will the building have?**

An attractive mix of brick, board and wood panel.

**What sort of ventilation will there be?**

FTX (controlled exhaust and supply with heat recovery).

**Will there be radiators, heating units or heated floors?**

Heating will be via water-filled radiators. As a design option, comfort heating will be available in shower rooms and WCs.

**What sort of windows will there be?**

There will be openable and fixed windows. Both these will have energy glass.

**How high will the ceilings be?**

Unless otherwise stated, 2.5 m. Please see the layout sheet.

**What sort of balconies will there be?**

Concrete slab with a glass and perforated metal railing.

**What about TV, broadband and telephones?**

For this project, Telia is supplying these services. A collective agreement has been signed for Triple Play. This provides broadband (100/100 Mbit/s), broadband telephony and the Lagom TV package. With reservation for any changes from Telia, the monthly cost is SEK 169 per apartment. This will be shown on your payment notice.

**What design is the building?**

The building's frame (floor structures, load-bearing inner walls and walls between apartments) will be concrete. Outer walls will be so-called curtain walls, i.e. steel studs with insulation inserts, an installation layer and, for the inside wall, a plasterboard backing. Interior walls will be plasterboard on steel studs.

**What sort of roof will the building have?**

Roofing felt with sedum, i.e. a so-called green roof.

**Where will I be able to park my bicycle?**

There will be cycle parking areas in the courtyard and the garage.

**Will the building have a garage?**

Yes, it will have 29 parking spaces. All apartments with 3 to 6 rooms and kitchen will be offered the opportunity to rent one garage space. There will be a certain number of rentable spaces for apartments with 1 to 2 rooms and kitchen. A queueing system will apply for these.

**Can I redesign my apartment, e.g. move walls?**

Layouts have been meticulously planned from the very beginning. Unless otherwise stated in the layout sheet, changes cannot be made.

**Can we have a bathtub?**

Yes, bathtubs are a design option in the apartments where they are drawn in on the layout sheet.

**What sort of kitchens will the apartments have?**

Kitchen interiors are being supplied by Marbodal. Options can be chosen from the supplier. Please ask the account manager for more information.

**Will bathrooms be tiled?**

Yes, all bathrooms will be fully tiled. Guest WCs will have a tiled floor, painted walls and a tile splashback above the washbasin.

**Can I choose spotlighting?**

Yes, bathroom spotlights can be chosen when selecting your interiors. They cannot be chosen anywhere other than in the bathroom.

**What will I be able to do with my outdoor area?**

The outdoor area belongs to the tenant-owner association. However, as an apartment owner, you may use it. The association must be asked about any desired changes to the outdoor area. Please refer to the separate right of use agreement drawn up on purchasing your apartment.

**CONTACT**

If you have any questions, please do not hesitate to ask! Our agents at the estate agency will be pleased to help you.

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