

You ask,  
we answer!



# Frequently asked questions about Brf Cubo

## How many apartments will Brf Cubo have?

In total, there will be 113 apartments. They will be released in multiple steps.

## When can we move in?

Preliminary access is estimated in spring 2024.

## What is included in the monthly fee?

The fee includes heating, hot and cold water, fixed fee for the electricity subscription and the add on insurance (bostadsrättstillägg). There will be a collective agreement for the electricity and Telia Triple Play. You will be debited for the electricity that you use and SEK 169 per month for Telia Triple play.

## Will I have access to extra storage space?

Storage will be placed in the apartment or on the ground floor, this is shown on the apartment drawing.

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

There will be bicycle parking in stairwell C, the backyard and by the entrances. The majority of the bicycle parking spaces will be weather-protected. In the backyard under roof, Brf Cubo will also offer 2 electric cargo bikes and 5 electric bicycles. These will be part of the bicycle pool.

## Where will I be able to work on my bicycle?

In the backyard there will be a bicycle service station where you can carry out the most common tasks such as cleaning your bike or change tires.

## Where will I be able to park my car?

The association has parking spaces in the upcoming mobility building Medicion Village (parking garage), which is being built less than 300 meters from Brf Cubo. Here it is first come, first served. You notify the real estate agent if a place is desired when signing the contract. There is a handicap parking space on the backyard. The association also has a car pool via OurGreenCar with 3 electric cars in total. The cars will be parked in the mobility house.

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**Will there be a lift?**

Yes, it will be possible to reach all floors by lift.

**How will the building be heated?**

Waterborne radiators and the energy solution Ectogrid, where low-temperature excess heat from facilities at Medicon Village Science Park is utilized and used to heat the homes in Cubo.

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

There will be an FTX system. The system is placed in either the kitchen or the bathroom. This is shown on the apartment drawing.

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

There will be water-filled radiators under/in front of the windows. No heated floors.

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

The windows are made of golden metallic aluminium on the outside and white wood on the inside.

**How high will the ceilings be?**

Around 2,5 m.

**TV, broadband?**

Telia is supplying these services for this project. A collective agreement has been signed for Triple Play. This provides broadband (100/100 Mbit/s), broadband telephony and the package named Lagom. The monthly cost of this is SEK 169 and will be debited by the association.

**Are there any design options?**

We have made it possible for you to influence the design of your home. The options are presented in an interior design brochure and price list. There are no options outside this interior design brochure. If you order options for less than SEK 10,000, the entire sum has to be paid at order. For orders over SEK 10,000, a 50% deposit of the total amount has to be paid by the "stop time". The remaining 50% is invoiced before moving in.

**I would like to redesign my apartment. Is this possible?****Move a wall for example?**

Layouts have been meticulously planned from the very beginning. Unless otherwise stated on the apartment drawing, changes cannot be made.

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

The kitchen supplier is Marbodal. To inspire you we have sketched out four different designs for a modern kitchen. "Harmoni" is the standard and included if you pick of the other options, check the price list.

**Will bathrooms be tiled?**

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

**Is there a bathtub option?**

No. The bathrooms have shower cubicles/corners. There is no possibility of choosing a bathtub.

**May I buy more than one apartment?****Can I buy one apartment to one of my children?**

The person who lives in an apartment must be named as the buyer in the contract. If you want to buy an apartment for your child, contact your real estate agent for more information.

**What is the payment plan?**

When choosing an apartment, you sign a booking agreement. At the same time, you pay a booking fee of SEK 25,000. If you later decide not to complete the purchase, you get the booking fee back minus an administration charge of SEK 7,000. When the association's costings have been confirmed and approved, you sign a binding contract. At the same time, you pay a SEK 75,000 deposit (SEK 100,000 if you don't have signed a booking agreement).

**Is the association owning the land where the house will be built?**

Yes, the association will own the land.

**Can I choose spotlights in the roof?**

In the bathroom this option is available. Please see the interior design list.

**Can I have floor heating?**

No, this is not an option.

**Can we move or order extra electricity and/or multimedia outlets?**

No, this is not an optional extra.

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## What will happen with any unsold apartments?

If the association has any unsold apartments after the moving in date, Peab will buy these. The association will not suffer from reduced income.

## Is any handyman help offered?

Yes, Peab Bostad offers two hours of handyman help in connection with moving in. Perfect if you need help with everything setting up the TV and shelves.

## What sort of guarantee is there?

There is a five-year guarantee for all building work and a two-year guarantee for appliances. Two years after approved final inspection, we will also pay for a guarantee inspection. This will be carried out by an independent inspector appointed jointly with the association.

## How do I do to purchase one of the apartments?

Everyone who registers interest through the project's website will be given priority in choosing one apartment before the market opens. At the VIP sales starts, a form can be submitted showing your interest in purchase. After set date for closing the real estate agent will distribute the apartments after the queue list. Your place in the queue is connected to the time and date you registered your interest on the website.

## Glass balcony?

We don't offer that but you can, if desired, arrange it yourself. Building permission and approval from the association is needed.

## What common areas are there in Brf Cubo?

Brf Cubo have a common yard with space for play areas and areas to relax on. There will be bicycle parking in stairwell C, in the backyard and by the entrances.

## Household waste/garbage disposal?

In connection with the yard there will be a common place for garbage sorting.

## Care of the yard and common areas?

That service will be provided.

## Financial management?

The association will have a financial manager who handles the association's finances.

## Svanen certification

The homes will be certified according to the eco-label Svanen certification. This guarantees a green philosophy with a focus on ethics, quality-assured building processes and durability. A Svanen-certified home must meet strict energy requirements, which means that your home has reduced climate impact and lower energy use. Svanen also requires that the homes receive enough daylight and function-tested ventilation. Building materials and chemical products are checked so that they do not contain any substances that are harmful to the environment or health. The result is homes with reduced environmental impact and where people get a healthy indoor environment.



## What is required to buy a home?

To buy a home, a loan promise is required, which establishes that the financing is arranged.

## CONTACT

If you have any questions, don't hesitate to ask! Our real estate agent at Fastighetsbyrån are happy to help.

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