

**GREEN
HOUSE
STHLM**

Brf Gourmet



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Welcome to your new home!

This is your guide to your new apartment in the housing cooperative brf Gourmet: the first block of a new neighbourhood emerging in the heart of Stadshagen - Greenhouse Sthlm. You're buying a home, but you will actually enjoy a whole community in return. We welcome you to join us on our journey and look forward to welcoming you home.



Allow us to present

On western Kungsholmen in Stockholm, close to Stadshagen's metro station, Greenhouse Sthlm is emerging - a new neighborhood with a strong focus on sustainability.

The first block, brf Gourmet, comprises 114 climate-smart, Nordic Eco-labeled and space-efficient 1-room and 2-room apartments with a balcony or terrace, generous common areas in the form of a shared lounge, kitchen with dining area and direct access to the local café and concierge service.

The house is built mainly of wood to reduce CO₂ emissions. Solar cells and heat collectors on the roof generate electricity and heat. The green spaces shared by everyone who lives and works here contribute to increased biodiversity. In addition to small green oases, there are cultivation plots, beekeeping and an outdoor kitchen where you and your friends can hang out and cook together. Maybe you'll serve up something you have grown yourself, from your balcony or plot. You'll also find hydroponic cultivation in the house, which supplies the neighborhood's restaurants with herbs and lettuce.

The neighborhood also has a pool and fitness center with infinite views. Mobility solutions in the form of car and bicycle pools will also be available.

Which home will be yours?



The beginning of something big

The City of Stockholm has approved a plan that involves the creation of almost 1,800 homes in Stadshagen. It will be an area full of life and movement.

Stadshagen is set to be transformed into a denser district that is better integrated with the rest of the city and that contributes to a more diverse landscape and an active city and park life. New parks and squares are planned, including the new Centrumtorget at the intersection of St Göransgatan/Kellgrensgatan and the new pedestrian connections in a south-westerly/north-easterly direction as well as a footpath down to the Karlbergs Canal. The existing park and green land will be spruced up. Parks, playgrounds and walking paths, as well as the natural land on Stadshagsklippan come together in a cohesive green path - a green loop.

St Göransgatan is being developed into a cohesive urban and street space with a significant presence of ground-floor commercial premises. In this way, the buildings contribute to an atmosphere and experience of streets that buzz with life and movement.

A centrally located garage with 250 - 300 parking spaces is planned for in the area.

There are plans for a new primary school for around 750 students as well as five new pre-schools. Sport plays its part in Stadshagen with its 11-man and 7-man football pitches as well as an indoor tennis hall.

Of the 1,800 planned homes, Primula, JM, Balder and Stockholmshem have already started construction (status November 2023).

In this context, the Greenhouse Sthlm neighborhood, with around 600 new homes, is taking shape and adding to the new Stadshagen. Read more at vaxer.stockholm/projekt/stadshagen.

Note: Renderings in this sales material do not show building volumes that the current zoning plan allows on adjacent properties.

Greenhouse Sthlm takes shape

In the middle of the new Stadshagen, around 600 new homes are being created.

Greenhouse Sthlm is a large neighborhood which will accommodate around 600 homes, retail, offices and pre-schools.

The development is divided into five stages, of which the first stage has now begun. The first apartment block contains 114 homes and belongs to brf Gourmet. The apartments are divided into 1 - 2 rooms sized between 28 - 65 sqm and across seven floors. They are expected to be move in ready during the second quarter of 2025.

Development is planned to take place between 2022 - 2033. The ambition is for the neighborhood to be fully developed by 2034.



Content of future planned stages

Stage 2 - Brf Luxbacken - development alongside Kellgrensgatan: 2025 - 2027
 Around 140 1 - 7 room apartments.
 1,000 sqm retail space on the ground floor.
 New square in the intersection S:t Göransgatan/Kellgrensgatan - "Centrumtorget"
 Extension of office space approximately 2,000 sqm.

Stage 3 - Brf Luxterrassen – terrace development: 2027 – 2029
 Around 200 2 - 5 room apartments.
 New pre-school.
 New playground.
 New connection between Kellgrensgatan and Sjukhusparken.

Stage 4 - Brf Luxslänten - development along Barnstigen: 2029 - 2031
 Around 120 1 - 4 room apartments along Barnstigen.
 New office space of about 1,000 sqm.
 New pedestrian and cycle path between St Göransgatan and Sjukhusparken.

Stage 5 - Brf Luxtaket - development on top of existing office property: 2032 - 2033
 Around 30 apartments, mostly large apartments with a roof terrace.
 Town houses built on the existing Electrolux office building.
 Entrance from St Göransgatan.

With reservation for changes. The above are examples of what the detailed plan allows.

This guide presents a comprehensive overview of the first stage, brf Gourmet. In the appendix "Greenhouse Sthlm - concept" you will find more information about the neighborhood development concept.

Behind the block's development is Fastighetsaktiebolaget Gångaren 13, a company within the Electrolux Group, and the owner of the block's main property/the Electrolux head office building. Archus AB is the responsible architect and general consultant.

The 15-minute city

Have you heard of the 15-minute city? The location of Greenhouse Sthlm means you can reach most things within a short walking distance.

To the west is Lake Mälaren with Hornsberg's water promenade lined with cozy restaurants, piers and boat rentals. A little further away there is a city farm and outdoor pool. You are also close to grocery stores, pharmacies, a hospital, schools, cafes and shops - and in addition to what's on offer in the city, there's an underground tennis court across the street.

What's not within walking distance is easily accessible by bike, boat, bus or subway. You can rent an electric car or bicycle from the neighborhood's own car and bike pool. You will be able to book a car at short notice without having to own one yourself.

The proximity to nature and green recreational areas is important to feel good. Therefore, we will build our own green oasis of around 3,000 sqm inside the neighborhood. Right at the neighborhood's border, you will find the green loop around Stadshagen, through Sjukhusparken to the cliffs with fantastic views of the Karlbergs Canal. If you want to continue further, you can enjoy the whole route around beautiful Kungsholmen.



Your place on Kungsholmen

Brf Gourmet is located in a quiet area on western Kungsholmen, with an attractive location between Fridhemsplan and Hornsbergs Strand. The metro's blue line reaches the neighborhood while the green line is reached within a few minutes' walk, either to Thorildsplan or Fridhemsplan.

Here you also live comfortably with a generous selection of grocery stores and shopping centers. Ica Maxi Lindhagen is located just around the corner on Lindhagensgatan. Meanwhile, Coop Daglivs, Willys, Ica Supermarket, Västermalms Shopping Center - the mall - and more are only a few minutes away at Fridhemsplan.

For those who want proximity to the water, there is the beautiful promenade along Kungsholms Strand that takes you around the entire island of Kungsholmen, a distance of around 10 kilometers.

From brf Gourmet, it's only a short walk to both the popular bathing cliffs at Fredhäll, Rålambshovsparken and Smedsuddsbadet and to the promenade and pier at Hornsbergs Strand. In the immediate area there is a wide range of restaurants and cafés and also a SATS gym.

Primary schools, high schools and pre-schools are all within walking distance.

Introduction to Greenhouse Sthlm

Greenhouse Sthlm - a place for a more sustainable lifestyle.

This is where 3,000 people will live, work and meet. A small town in the city. You will find much of what you would normally need without leaving your neighborhood. And what you don't find close by is easily reachable with a short walk. It's a place for a more sustainable lifestyle.

You will find shared spaces and facilities, both in the neighborhood's tenant-owned associations and in the surroundings where you can use the resources as little or as much as you want. It is a unique way to increase the value and functionality of your home.

In the neighborhood, there is a lush common garden with cultivation lots, an outdoor kitchen, outdoor gym and space for morning yoga. There is also a restaurant with sustainability in focus, a pool and fitness center with sauna (with mile-wide views), car and bicycle pool, a ground-floor café and concierge service.

In the following pages you can read more about the shared, green and sustainable spaces, how membership works, how to book services and much more.



POOL & FITNESS



GARDEN



ROOF TERRACE



OUTDOOR KITCHEN



COFFICE



RESTAURANT



LOUNGE



CONCIERGE



OUTDOOR YOGA



The common spaces - so much more than just a home

From a distance, you can see the green house with the entrance nestled in greenery. The stunning, generous glass partitions invite and welcome you home.

Inside, to the right, is the café with concierge service, your own 'coffice'. To the left you will find the recycling room - Stockholm's finest perhaps?

One floor up is the shared kitchen and lounge with a gas stove fired with biogas from the neighborhood's food waste. Hang out here with friends when the space of your own apartment simply isn't enough.

Upstairs, on the first floor, you will find the common courtyard with space for activities such as boules, cultivation plots, BBQ... or why not just relax in the hammock and enjoy the atmosphere?

On the eighth floor, you can taste the flavors from the neighborhood's best restaurant. It's pure luxury that it's within a few seconds reach from the elevator.

The top floor is created for your wellbeing. How about an after-work in the pool finishing with the calm of the sauna?

A warm welcome home!

First impression - the entrance



Floor 1 - community



Floor 2 - activity



Floor 8 - eat



Floor 9 - wellbeing



The green spaces – your own garden and oasis in the middle of the city

Two floors up from the main entrance, on the second floor and roof of the adjacent property you will be able to find a generous and lush inner courtyard. Everyone who lives and works in the neighborhood has access to this garden. Here you can find both shade and sun. There are places for peace and tranquility as well as socializing.

There's room for everyone, old and young. From the garden you can also reach the entrance that leads up to the neighborhood restaurant and pool and fitness center.

Perhaps you want to rent a cultivation plot to grow something edible and tasty? For parties and other festivities, you can also book the outdoor kitchen to invite your friends for a good dinner to enjoy in the courtyard. Read more about membership and bookings on pages 18 - 19.

How does it work? In the Greenhouse Sthlm neighborhood, we believe in collaboration and resource sharing. One of the cornerstones of the neighborhood is that on weekdays those who work in the area get to take more space and, in the evenings and weekends, it is populated by those who live here. In this way, the areas are used in an optimal way. We believe this is beneficial, not only for you but also for the planet.

Shared courtyard with biodiversity and insect beds



A place for yoga, here or on the roof



Small green oases and cultivation plots



Outdoor kitchen with dining table, play and relax



Created for social occasions and the making of memories



The sustainable spaces

It should be easy to do the right thing. At Greenhouse Sthlm, we have made it a little easier to live climate-smart.

Super local

Much of what you would normally need to leave your neighborhood to do you will find here, close by. What you don't find is only a short walk away. The neighborhood's hydroponic cultivation provides local restaurants with salads and herbs. If you want to grow your own, you can rent one of the cultivation plots in the garden.

In the neighborhood we of course have our own coffee, a café combined with comfortable workspaces and a gas stove. Start the day with an enjoyable breakfast and instead of a coffee on the go, sit and work for a while. In the café you can also find the neighborhood's stay concierge service, which makes life a little easier to organize and helps with simple errands.

Mobility solutions

There are four pool cars in the neighborhood that are operated by "M" Volvo Car Mobility. As the neighborhood develops and demand increases, this type of mobility service will be broadened. Garage spaces, with free parking, are available for rent in or directly adjacent to the neighborhood. Special charging stations for electric cars are available and charging is invoiced separately. Brf Gourmet has 39 garage spaces at its disposal on a first come first served basis. A garage space can be reserved when signing the advanced agreement.

Energy and CO₂

Greenhouse Sthlm is built with the ambition of reducing the total climate impact during its lifetime. This means that the house is built to have as low energy consumption as possible whilst at the same time reducing the CO₂ emissions as a result of building materials, from raw material to finished product. The choices we have made are not only based on the energy purchased, but also on how our building functions, for example, the electricity system because we know that this actually affects Sweden's total CO₂. Even though it is a tricky balancing act, we know that with facts, knowledge and commitment we can make a positive contribution to climate change.



Circular and renewable

The building is mainly built out of wood, a natural and renewable material which will function as a carbon reducer for many years to come. Some of the façades are built of recycled brick. The biogas in the gas stove in the common lounge is made from yours and your neighbour's food waste. Some of that biogas goes back to the house via gas pipelines (not exactly the gas particles that the biogas production of our food residues generate, but our food waste generates at least as much biogas that we in the neighborhood dispose of). Solar panels and solar collectors are placed on the roofs to generate electricity and heat. The house is heated by the incineration of the garbage that we do not manage to sort out from our waste.

Sustainable sorting of waste

In one of Stockholm's finest recycling rooms, you can make a difference every day, ensuring that as little plastic and fossil material as possible ends up in the rubbish. Ensuring that no fossil plastic ends up in household rubbish is one of the most climate-smart actions you can take. If everything goes as planned, when you move in to your new home, you will find deposit systems in neighbourhood shops to help reduce your waste and your climate footprint. There will also be a waste vacuum in the block, which will help reduce the number of garbage trucks that will start and stop at each stairwell. We are planning a centrally located waste suction plant in the neighbourhood to which all properties will be connected.

Sustainable eating

Thanks to the neighbourhood's own hydroponic cultivation, you can eat locally grown herbs and vegetables every day. And in the cultivation lots, you can grow your own produce. The restaurant has a clear sustainability focus and offers a local and seasonal menu. We are working on establishing a grocery store in the neighbourhood with ecology and sustainability in focus. We will also work towards solutions and initiatives to minimize food waste throughout the neighborhood.

The new sharing economy - Rent out your apartment when you are not at home

When you do not need the apartment yourself, it is perfectly okay for you to rent it out. The new sharing economy is already here and many choose to rent out their accommodation when they are not at home.

At brf Gourmet, we believe that this is part of the housing of the future and have therefore, together with a partner, developed a concept that makes it easier for you to rent out your apartment for up to 90 days a year. For longer rentals, an approval is required from the board of the tenant-owner association. We believe a used square meter is a good square meter!



Membership

Tailored membership to enhance life for you and your closest neighbors.

We have created conditions for a sustainable, active and enjoyable life in the neighborhood so that you and your neighbors can feel good and enjoy everyday life. Everything from the fitness center with a pool on the top floor to the roof terrace where you can enjoy your dinner, to breakfast in the café - your own "coffice". Yes, there is a lot on offer and some things are free while others require a membership. Here you get an overview of what is included.

Neighborhood resources - how does it work?

As a member of your housing cooperative, a basic membership in Greenhouse Sthlm follows, but you activate it to gain access to the basic resources the neighborhood offers. When you have activated your membership, you will receive, among other things, a pass that gives you access to a number of entrances within the block, for example, to the courtyard, the outdoor gym and the roof terrace. This basic membership is free of charge.

A membership is also required to be able to utilize some of the rentable/bookable common resources, such as the cultivation plots and the outdoor kitchens. A certain fee may be charged to be able to use these facilities.

Examples of resources

- Outdoor gym
- Outdoor kitchen
- Cultivation lots
- Boules court
- Shared storage with good-to-have stuff



Other facilities require a special membership in order to be used and these are signed with the partners offering those services. Examples include the concierge service and the pool and fitness center.

Everyone who moves into the neighborhood gets a free 6-month basic membership with these partners, but fees may be charged for using some of the services, such as if you need help changing car tyres. Terms for using other services, conditions for membership (if offered) and price lists are being prepared and more information about this will come when partners have formulated their offers, according to the plan 2025.

Examples of services

- Pool and fitness center
- Concierge service
- Mobility service (car and bicycle pool)
- Rental service for renting out your home
- Security number
- Delivery boxes

Facilities offered on the communal green space and services in the neighborhood may change over time, but a focus on sustainability, green values and the theme on food, wellbeing and activity will remain.

Community resources - how does it work?

Your tenant-owner association also offers shared resources. For some of these features, you pay a fee when booking.

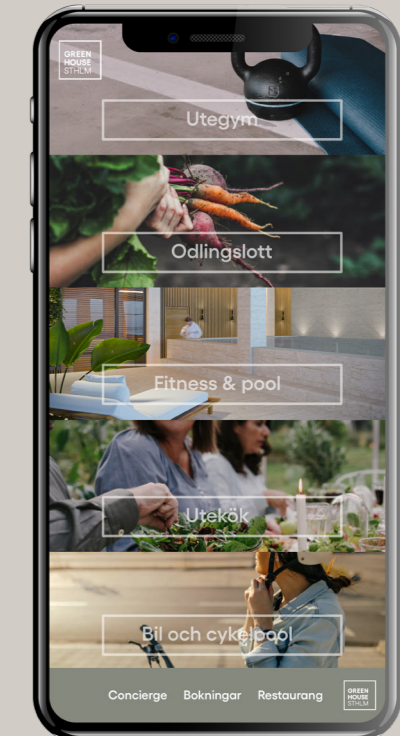
- Lounge with gas fireplace
- Kitchen with dining area
- Roof terrace on the ninth floor with mile-long views
- Laundry lounge

Book in a second with one click!

A high level of collaboration requires a tool that facilitates the booking of the neighbourhood's resources and a good overview of free slots and resources.

That is why Greenhouse Sthlm intends to offer a booking platform to facilitate the booking of resources in the neighborhood. It will also be possible to book via the concierge service offered in the the neighborhood's café.

The platform intends to link the residents of the neighborhood with partners operating in the neighborhood. It will also offer information about local events, such as cooking classes and wine tastings.



Introduction to brf Gourmet

The building is built with the ambition of creating sustainable housing that offers quality of life in general. It is a home that makes it a little easier to live climate-smart. A home that makes it a little easier to feel good. A home with the ambition to blur the boundaries between outside and inside - and which offers proximity to green spaces and outdoor activities.

The building is planned to be Nordic Eco-labeled, which gives you the opportunity to ask for better terms on your mortgage. The building is built predominantly in wood and is also planned to be certified in accordance with NollCO₂.

What exactly does this mean? Among other things, that we have put extra care into the choice of materials, not only in terms of functionality and aesthetics, but that materials should have as low climate footprint as possible. We have also spent a lot of time finding suppliers who can deliver on our high environmental requirements. In addition, the house has a solid energy performance, consuming less energy than what current regulations require. It also means that we have local energy production on the roofs.

What does it mean to live in a house that is certified with NollCO₂? Two years after completion, a warranty inspection is completed, which includes a validation of the house's energy performance and climate footprint by an impartial review body (SGBC - Sweden Green Building Council). Any remarks are resolved at no cost to the housing cooperative. You should know that the block you are moving in to is one of the very first residential buildings to be built in accordance with this framework - we are proud of that.

Quick facts about brf Gourmet

Nordic Eco-labelled and NollCO₂ certified house.

114 space efficient apartments, with sustainability in focus. Moving in date is planned for quarter 2 in 2025.

Apartment sizes: 1 - 2 rooms around 28 - 65 sqm.

For more information see the price list appendix and/or the home selector tool on greenhousesthlm.se.

Appliances, kitchen carpentry and wardrobes from Electrolux.

Kitchen carpentry and wardrobes are Nordic Eco-labeled

Storage and bicycle room are located in the basement.

Bicycle pool - available when you need it.

39 parking spaces in the garage can be rented directly adjacent to the block. A first come-first served basis applies when booking a garage space. Charging stations are available and invoiced separately. Garage spaces are booked in connection when signing up for an apartment.

Carpool in the neighborhood (operator Volvo On Demand).



Overview of basic apartment solutions

The various locations of the apartments in the block offer a slightly different character. The homes facing the street, where the facade faces north-east, have a more urban character that meets the city's pulse outside the window. The south-west apartments facing the courtyard makes the city's pulse and pace less noticeable. You might hear the birds chirping, laughter and people socializing, maybe a little music - and the sound of boules colliding.

There are six different types of apartments to choose from:

Floor plan example 1 (49 apartments):

1 room facing the street with balcony: approx. 28 - 29 sqm with straight kitchen.

Floor plan example 2 (13 apartments):

2 room facing the street with balcony, approx. 44 - 50 sqm with straight kitchen.

Floor plan example 3 (44 apartments):

2 room towards the yard with balcony or terrace (on the second floor) or towards the street with terrace (8th floor) approx. 44 - 52 sqm with L-shaped kitchen.

Floor plan example 4 (6 apartments):

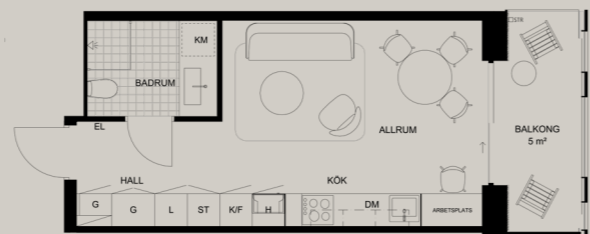
2 room facing the street with balcony, approx. 50 sqm with straight kitchen and furnishable hall.

Floor plan example 5 (1 apartment):

2 room facing the street on the 8th floor with terrace, approx. 43 sqm with straight kitchen.

Floor plan example 6 (1 apartment):

2 room facing the street on the 8th floor with two terraces, approx. 65 sqm with L-shaped kitchen.



Floor plan example 1, approx. 28 - 29 sqm
49 apartments, 1 room on floors 2 - 8
Balcony



Floor plan example 2, approx. 44 - 50 sqm
13 apartments, 2 rooms on floors 2 - 8
Balcony or terrace



Floor plan example 3, approx. 44 - 52 sqm
44 apartments, 2 rooms on floors 2 - 8
Balcony, terrace or ground terrace



Floor plan example 4, approx. 50 sqm
6 apartments, 2 rooms on floors 2 - 7
Balcony



Floor plan example 5, approx. 43 sqm
1 apartment, 2 rooms on floor 8
Terrace



Floor plan example 6, approx. 43 sqm
1 apartment, 2 rooms on floor 8
Terrace



Welcome home!

The apartments are small and space efficient. Our approach has been that function precedes surface so a number of square meters has shifted from private to shared space. All apartments have either a balcony facing the street or a balcony or ground terrace facing the green courtyard to the south-west. Large beautiful window partitions from floor to ceiling blur the boundary between exterior and interior and provides wonderful light.

The layout of the smallest apartments provides conditions for elegant compact living – it is designed in such a way that it is easy to separate the kitchen from the rest of the room.

The balconies: all balconies are complete with wood floors and wall panels as well as lighting and electrical outlets on the wall. Towards the street, railings are made from glass and towards the courtyard from grey/black wrought iron. The apartments on the second floor facing the courtyard have terraces. The decor is the same as on the balconies, but with small shrubs that separate the terrace from the courtyard.

Indoor walls: where not regulated by either moisture, sound or fire protection requirements, the walls come in white-glazed pine. Because wood is a living material and moves depending on humidity, a wooden wall is not altogether easy to paint or wallpaper. In all rooms but the bathroom, the walls are either in fir tree, white-glazed, or in plaster, painted. In the bathroom, the walls are covered by large tiles 60*120 cm for a stylish and elegant feeling. A sea blue tile with a beautiful pleated structure surround the wall where the mirror is hung. This luxurious mirror that covers almost the entire wall has integrated lighting with both upright and downlight. The ceiling is painted white with integrated spotlights.

On entering the hall, you are greeted by a beautiful oak parquet, which is also found in the remaining rooms of the apartment. The bathroom has tiled floors. The hallway wardrobe is from Electrolux Home's cabinet series. Doors, door linings and thresholds are consistently in oak veneer. Door fittings throughout are in stainless steel. The window frames are painted white. The ceiling is painted white and is at a height of 2.4 m. Experience the high ceilings and all the material options in the viewing apartment. The electrical outlets come from Schneider.



Your premium kitchen

Your kitchen. The heart of your home. A place for all your senses. The smells. The flavors. The feeling when flavors merge and create extraordinary culinary experiences. Laughter and company around the dining table.

All appliance in your kitchen are hand-picked from the Electrolux premium range, where perfect design is mixed with insightful functionality to make your life a little better, a little more pleasurable, a little more sustainable. Scandinavian design at its best.

Let's start with the digital. All your appliances in the apartment are connected. What does that mean? Among other things, when you buy a home in brf Gourmet, you get a 12-month free membership in Side-Chef - an app that takes your cooking to the next level.

What else? In order for you to get the best possible start with your new products, Electrolux invites you and a friend to an exclusive Culinary Club cooking evening where you and others can learn new cooking techniques and how to best use your new products. Of course, you end the evening by enjoying great food.

And then to the products. The oven. With premium features and the connectivity via an app, your cooking will reach new heights. With the steam function, yesterday's leftovers get a new life. How great is that. And smile as you sit on the sofa and say "Hey Google! Heat the oven to 225 degrees "(Google Assistant is available to download free from the App Store). Luxurious!

Next in line? The hob. Induction both for precision of temperature control which is a "must have" according to professional chefs and because this type of hob consumes less energy than a hob with traditional technology. The hood? It is integrated in the hob, for the most stylish kitchen design. It also adjusts the fan speed automatically, senses what is cooking on the hob, and has one of the lowest noise levels on the market.

The refrigerator has FreshPlus with Twin-tech system, inspired by professional refrigeration technology, helping to keep vegetables fresh for longer, which reduces food waste. Good for the economy and better for the environment and that means lighter grocery bags to carry home from the store. The dishwasher - also integrated and with cutting-edge technology. It comes complete with an extra smart function that allows the bottom basket to lift up to a higher level when loading and emptying, which is more comfortable and gentler on your back.

The kitchen carpentry comes from Electrolux Home's own quality series and is FSC-marked. The smooth cabinet doors are painted in sand and the wall behind the cabinets is white.

The apartments in brf Gourmet have two different types of kitchen layouts. One variant is the straight kitchen and the other is the L-shaped kitchen.

The straight kitchen

This kitchen layout is available in the 1-room apartments facing the street and in some of the 2-room apartments facing the street. The description is generic and dimensions differ slightly between the kitchens of the 1-room and 2-room apartments. For a detailed description, see the floor plan for each apartment.

The kitchen in the picture refers to the standard kitchen with;

Kitchen doors from Electrolux Home:

- Bench, wall and tall cabinets: Sleek painted doors in series Nordic One, color sand (Eco-labeled)

Built-in appliances:

- Induction hob with built-in hood
- Fridge-freezer
- Dishwasher
- Oven
- Combined microwave oven/oven

Other:

- Faucet: Grohe
 - Edge along the entire worktop to place cookbooks, tablet or a nice painting.
 - Worktop and backsplash come in beige, colour beach clay in quartz composite.
 - A workspace is created in the extension of the kitchen counter closest to the window.
- PLEASE NOTE: Not included: other equipment in the picture such as furniture and tablet.

Available options (valid until April 2023):

- Alternative color on wall behind carpentry
- Integrated coffee machine (instead of combined microwave oven/oven)
- Integrated vacuum sealer



The L-shaped kitchen

This kitchen layout is available, with minor variations in the 2-room apartments facing the courtyard and in some of the 2-room apartments facing the street. The description is generic and dimensions differ slightly between the kitchens of 2-room apartments. For a detailed description, see the floor plan for each apartment.

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Kitchen doors from Electrolux Home:

- Bench, wall and tall cabinets: Sleek painted doors in series Nordic One, color sand (Eco-labeled)

Built-in appliances:

- Induction hob with built-in hood
- Fridge-freezer
- Dishwasher
- Oven
- Combined microwave oven/oven

Other:

- Faucet: Grohe
- Edge along the entire worktop to place cookbooks, tablet or a nice painting.
- Worktop and backsplash come in beige, colour beach clay in quartz composite.

PLEASE NOTE: Not included: other equipment in the picture such as furniture and tablet.

Available options (valid until April 2023):

- Alternative color on wall behind carpentry
- Integrated coffee machine (instead of combined microwave oven/oven)
- Integrated vacuum sealer





The bathroom

And so to the bathroom. Where do we start? The toilet seat is wall-hung with a flush button on the wall. Both the toilet seat, washbasin and hooks on the walls are made of wood composite which, unlike porcelain, can be burned and not end up in a landfill when it has become too worn. The shower thermostat is also integrated in the wall for a stylish and clean design. LED lighting is integrated in the mirror, with uplight and downlight contributing to a feeling of exclusivity. The ceiling has integrated spotlights. An electric socket for hairdryer and shaver is integrated in the drawer.

Underfloor heating? No, actually not. On the other hand, a lovely, soft bathroom rug is included that matches the rest of the interior. We believe that the comfortable feeling of your feet on the soft rug and the knowledge of living in a house built with the utmost respect for our climate far exceeds the perceived value of the heated floor.

The combined washer-dryer fits right into this space-efficient home. Let it show off in your bathroom with its stylish design. Enjoy knowing that your favorite shirt gets the best possible and most gentle wash when you run it in the machine's delicates program. You can trust the machine to do its job. Your clothes and favorite items last longer. It's worth a lot to be able to turn on the machine with your app and let it run when the electricity network loads least. When you get home, the laundry - voilà - is dry! The machine consumes half as much energy as traditional dryers at significantly lower temperatures.



Wall-hung toilet seat in wooden composite

Linear drain well

Combined washer-dryer with the latest heat pump technology

Rooms to sleep well in. Rooms to enjoy.

The large, generous window panes make the room feel bigger. When you open the sliding door - does it feel like you are outside or inside?

With a few exceptions, all walls aside from the facade and the wall directly adjacent to the kitchen carpentry come in white glazed fir tree. The facade wall is painted white and the generous glass panes have white painted frames. The wall directly adjacent to the kitchen carpentry is painted in white. The interior doors are in oak.

The floor is covered with oak parquet and the skirting boards are also in oak.

The bedroom wardrobes are white and from Electrolux Home.



The climate-smart home

All appliances and faucets in the apartment have one of the lowest energy classes on the market. The induction hob and combined washer-dryer have extra low energy consumption, the latter thanks to heat pump technology at the forefront.

The apartment's climate: cooling, heating and ventilation is controlled automatically or optionally via an app.

Ventilated air is filtered from pollen and other air pollutants. 85 percent of the heat/cold in the ventilation is recycled and auto-humidity is switched on.

Heating and cooling come from air conditioners hidden in plinths or above cabinets, in kitchen or closets. Within certain limits, each room can be individually temperature controlled from a touch panel or via the app. You can also switch the indoor climate to absence mode when you are away from home for a longer period so energy consumption can be reduced to a minimum. Good for your wallet and good for our planet! (The most environmentally friendly energy is that which is never consumed.)

You can easily track your energy and hot water consumption through an app. And you only pay for the energy you consume. The housing cooperative will sign an electricity agreement with the environment in mind as well as climate-compensated district heating and cooling, which is the basis for charging for both your own consumption and that for the common areas. A biogas-subscription will be signed. Although we do not yet know if the gas coming into the house comes from the neighbourhood's food waste, we do know that we have contributed with at least the amount required to run our gas fireplace in the lounge.

Did we mention that the purchase includes climate compensation for the estimated CO₂ emissions that the appliances have generated in the entire value chain? Because it feels right and proper. For our planet. For the next generation.

There are solar panels and collectors on the roof that generate heat and electricity, helping to reduce the entire house's climate footprint, both in the form of electricity and heat.



Shared spaces

The hub of the house is the main entrance, the elevators, and the staircase, which is designed to make it a little more pleasant to take the stairs rather than the elevator. Movement and physical activity have a positive impact on our wellbeing and even those living on the top floor should feel it is worth to take the stairs.

In the main entrance, you find the garbage chutes for the vacuum waste collector (expected to be fully operational by 2027) with three different fractions – household waste, plastic and paper packaging and other waste, which are sorted in the Green Room. The Green Room will be Stockholm's best-looking waste management room – and with everything sorted in the right fraction it will contribute to a real circular flow. And, surely we mentioned that the building's heating will be generated by incineration of garbage that can't be sorted. We feel that we have a special responsibility to stop the unnecessary burning of plastic and fossil waste. Read more about the building association's strategy for reducing single-use packaging materials in the neighborhood on page 17.

In the room next door you find a stroller and wheelchair room and in the downstairs basement, a shared bicycle room and storage and technical areas.

The corridors run along the entire building starting on the second floor, the first apartment floor. They are separated from the elevator area by elegant glass walls for a transparent and open feeling.

On the short ends of the building there are fire escape stairs, one of which is an outdoor staircase. In the west wing, all floors have direct daylight. In the east wing, there is no daylight, but on the second floor, however, light travels from the courtyard via the entrance. The corridors are painted green with details in wood paneling. Wall and ceiling fixtures are made of brass. Right next to the door there is a combined newspaper holder and nameplate. The apartment door, which is a security door with security class 2 (RC2) and with a peephole, is in oak/ oak veneer.

The housing cooperative has five different exclusive entrances to the shared areas. The first one is on the entrance level, to the right of the main entrance and takes you to the café and concierge service. The second and third entrances are two floors up. The second one is located opposite the elevators and leads out to the common courtyard. Entrance number three can be reached by following the corridor to the right that takes you to the courtyard. Entrance number four takes you to the stairwell of the neighboring house, from which you reach the restaurant and pool and fitness center located on the top two floors. If your legs are up for it, it is also possible to reach the pool and fitness center via the fire escape staircase close to the neighboring house. The stairs run from the second floor all the way up to the roof terrace where the exclusive entrance to the pool and fitness center is located, at entrance number five.



The roof terrace

The roof - perfect for lazy days in the sun, enjoying the company of friends as well as production of renewable energy.

On the roof you will find the private terrace for members of the housing cooperative with a fantastic view over Stockholm and an exclusive private entrance to the neighboring house's pool and fitness center.

There is room for sun beds, a dining table for ten people and a gas fire pit. Which will be your favorite place?

The roof around the terrace is covered with sedum to contribute to the neighborhood's green values, increased biodiversity and responsible rainwater management that reduces the load on the common rainwater system. On the roof there are also solar panels for electricity production and solar collectors that generate heat which provides the residents' hot water for the bathroom and kitchen.



Mårten Bäckman

Johnnie Pettersson

A word from the architects

We interviewed our architects, Johnnie and Mårten at Archus, on how they view Greenhouse Sthlm, from initial idea to creation.

“An extraordinary and very exciting housing project based on a green-class property designed by Tengbom and built in 1967 - then a hospital building – and now home to the Electrolux Group's head office. From day one, ambitions have been high. We wanted to create a clear loop, an architecture based on the existing beautiful contemporary architecture with horizontal window bands and red brick - characteristic features in the area in the late 60s - but that simultaneously breathes contemporary and sustainable. An architecture that breaks down the large scale, making it more human and adding life and movement to the street space and ground floor,” says Johnnie Pettersson, architect and founder of Archus.

“Here we have created a lifestyle home, environmentally smart and sustainable, which we believe will especially attract people with an interest in the culinary kitchen and who want to make a difference to the environment. People who, like us, believe that a high level of resource-sharing is part of the future. We know that recreation, health, food and socializing are vital parts of a good life,” Johnnie continues.



“It is exciting to be involved in creating a well-developed living environment with a focus on sustainability, well-being and resource-sharing. I have never before designed a shared kitchen of this caliber and I think it is a fantastic luxury that you can live small but still have the opportunity to invite lots of people over,” says Mårten Bäckman, architect at Archus.

“The house is predominantly built in wood. The façade materials are carefully selected. We have worked with both recycled and CO₂-sparing bricks, and with wood paneling inside the balcony niches. The organic shape of the balconies towards the courtyard counters the otherwise straightforward and predictable. By the entrance and the window niches on the first floor, you will find green plants integrated into the architectural design, a kind reminder that this house is part of the Greenhouse Sthlm concept,” Mårten continues.

“The apartments are efficiently planned with sustainable and beautiful materials. Kitchen, bathroom, storage, home workplace and sleeping - everything is integrated into the design of the home. The very latest in appliances can be found here. Large generous glazed exterior walls fill the rooms with space and blur the line between outdoors and indoors. All apartments have a balcony or terrace and there is plenty of space for both your own cultivation, cooking or just being,” concludes Johnnie.

So, why live here?

Probably not just for one reason. And not for the same reason as your neighbor. The neighborhood's offering is wide.

We believe that at this point you have figured out that it is no coincidence that the housing cooperative was named brf Gourmet. The love of food, the good tastes and cuisine permeate the whole neighborhood. There are fun and inspiring products in the kitchen with technology at the forefront. You have many kitchens to choose from - your very own kitchen, the shared kitchen on the first floor, the outdoor kitchen on the second floor or perhaps in the company of good neighbors - in their kitchen!

And we want to believe that the conditions for feeling a little better are a little better in this neighbourhood. Not only because you can so easily get a daily dose of vibrant city life as well as small, green, beautiful oases right in your backyard, but also because we have tried to create arenas for meaningful meetings between people who otherwise might never have met.

We want to believe that in this neighbourhood we have made it possible to live a little more climate-smart. So, before we round off, here's a short recap.



Start the day the best way

You choose the best way to start your day. Greenhouse Sthlm and brf Gourmet offer a lot of options. Which one will you pick?



Morning dip in the pool

On the top floor you find a space created for your wellbeing with a pool and sauna. It is easy to start your day on a good note. Just put on your bathrobe and take the elevator up.



Enjoy the sun on the roof top terrace

After the swim in the pool, there are not many steps to the roof top terrace where you can enjoy a stunning view of the city and enjoy the warm sun.



Breakfast is served

A tasty breakfast is served daily on the bottom floor. Try the local produce grown right here in the building. Sustainable and great-tasting!



Work from home in the office

Instead of going to work, you can use the in-house home office - your coffee - where everyone is welcome to work together.



Time for lunch in the garden

Because there is so much edible around you, you may feel like composing your own lunch. Use the outdoor kitchen in the yard and enjoy the food under the pergola in good company.



Grow and eat 'here-grown'

In the courtyard you can grow your own produce. Tomato? Salad? Herbs? If not, check with the restaurant what 'here-grown' produce is on the menu.



Best restaurant in the neighborhood

Located on the 8th floor you find the neighborhood's best restaurant where you can invite your friends to hang out. Get dressed up or come as you are and enjoy.



End the day on top

Greet the sunset in the lotus position on the roof terrace or work out in the courtyard on the second floor while your neighbors are playing boules.

Before you buy your home

The buying process is presented here. Depending on when you choose to purchase, you are affected by all or only certain parts.

Advance agreement

The first step is to sign a pre-agreement between you and brf Gourmet. The timeline is roughly set and cost calculation is complete and approved, and, you have all the information you need to be able to make a decision about your future home. The advance agreement is binding and by signing you confirm that you will take the steps to finally move in to your home. A mortgage offer is required to sign the agreement. Payment of SEK 100,000 is made within ten days of the signed agreement. In this agreement, you also state if you wish to reserve to rent a parking space in the garage. The 39 garage spaces are distributed according to a first-come, first-served principle.

Interior design

The apartment will be furnished with the standard premium kitchen design.

Deed agreement

The final step of the contract is the deed agreement. Through this agreement, you become the owner of the apartment and a member of brf Gourmet. When the deed is signed about 3 months before access, a payment corresponding to 10 percent of the purchase price, minus the advance payment, is required. This agreement sets the moving in date.

Moving in

Finally, it's time to move into your new home! On moving day, we make sure that everything goes smoothly for you. To facilitate the move, you get a reserved time when the elevator is available for you. When you arrive, we will meet you at the entrance and offer a guided tour of all shared areas and finish in your new home where you will be the first to... yes, just about everything! Welcome home!

Security

In the case that there are unsold apartments at the time of access, Fastighetsaktiebolaget Gångaren 13 is responsible for expenses related to these apartments. When 6 months have passed, any unsold apartments will be bought by Fastighetsaktiebolaget Gångaren 13 who has the right to let out or sell the apartments at market price.

Rules on renovating your apartment

All renovations in your apartment must be approved in writing and in advance by the brf Gourmet board, both in terms of scope, solution and, in terms of wet rooms, the choice of contractor (only approved professionals are accepted). An inspection is required after work has been completed. Ventilation ducts are located under the floor. If you want to move or remove wardrobes or tall cabinets in the kitchen, the ventilation solution must be considered.

From interest to proud resident in brf Gourmet

We hope you have enjoyed what you have seen. If you wish to take your interest further and make a purchase, do not hesitate to contact our real estate agents.

You have now received a comprehensive presentation about what it means to live in Greenhouse Sthlm and brf Gourmet. We have been thorough because there is so much to say. The vision is clear, the concept is unique and our offer is broad.

In the following pages you will find the floor plans you can chose between. Let our real estate agent help you in your next step to realize your dream of a new home in Greenhouse Sthlm. He holds both the expertise and professional manner you need to make your dream come true.



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