

**SSM**

# platform west

SMALLER SPACES. LARGER LIVING.



**SSM**

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NB: THE VISUALIZATIONS IN THIS BROCHURE WERE CREATED AT AN EARLY STAGE OF DEVELOPMENT AND DEVIATIONS MAY OCCUR.



**A new neighborhood is taking shape to the west of the Roslags Näsby train station. The location is perfect for anyone who wants to live close to nature but still have the pulse of Stockholm within a few minutes' reach. With the Roslagsbanan light rail line almost directly outside your door, you can get to Stockholms Östra Station at the Royal Institute of Technology in 12 minutes. If you want shopping and entertainment a bit closer, then Täby Centrum's 260 stores, 20 restaurants, fitness center and swimming pool are within easy walking distance. Indeed, this is the ultimate address if you're looking for more than just a place to live.**

# Once Täby – Always Täby

Welcome to a place where you can lead the life you want to live. Once you've moved in, you'll probably be here to stay. Here, the Municipality of Täby is planning to build about 1,400 new homes in different styles with tentative access from the end of 2020. SSM is now in phase 1 of the development with the sales start on May 31. In total, we're developing 109 apartments with an emphasis on one- and two-room units as well as several four-room-and-kitchen apartments. With the Roslagsbanan light rail line nearby, Platform West has one of the best locations in Täby when it comes to public transport, and a new bridge over the tracks connects the new area with the rest of Roslags Näsby. The new community will focus on the environment and sustainability in an attractive urban milieu that offers market squares, terraces and shopping.

The municipality has high environmental and sustainability goals for the new neighborhood. For example, car traffic has been restricted and cycling is encouraged. To succeed with this initiative, green travel plans will be available to make it easier for people to travel more climate-friendly by using walking and cycling routes, bike pooling and carpooling, and car-sharing portals. In line with

this, we are building our apartments according to the Sweden Green Building Council's Silver certification. This means that they will have consistently high standards when it comes to construction as well as social sustainability, offering a variety of apartment types and a vibrant local environment.

## **LIVE IN A SPACE-EFFICIENT HOME WITH THAT LITTLE EXTRA**

What sets our apartments apart is that every square meter is carefully planned. This means that although the space may be smaller, you'll live a little larger. Most of the units at Platform West have a balcony or patio. The facades and balcony railings on the buildings are enlivened using different materials. And the planned commercial space on the ground floor means that an in-house café may be a reality.

And you'll love that little extra – a spacious, stunning courtyard where you can enjoy the evening sun as well as a fabulous rooftop terrace.





The shared courtyard with its brilliant evening sun will be the building's social hub together with the rooftop terrace.

## project facts

PROJECT DEVELOPERS  
SSM Bygg & Fastighets AB

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# Naturally close

**DEVELOPMENT** Platform West

**AREA** Roslags Näsby, Municipality of Täby

**DISTANCE** 12 minutes to Stockholms Östra Station from Roslags Näsby station

**ACCESS** From Q4, 2020

**SALES START** May 31, 2017

**MONTHLY FEE** Includes heating, cold water, basic TV and broadband 1000/1000 Mbit/s

**NUMBER OF APARTMENTS** 109

**32** units with one room and kitchen

**70** units with two rooms and kitchen

**7** units with 4 rooms and kitchen

One characteristic of the new neighborhood is the Municipality of Täby's considerable focus on the environment. The goal is to make Roslags Näsby into a national role model when it comes to sustainable urban development. The ambition is to reduce the need for transport and to make biking, walking and public transport more flexible and accessible. The municipality has invested in expanded walking and cycle paths, improved bike parking, bicycle pumps and bike workshops.

When it comes to easily-accessible public transport, Roslags Näsby is in many ways the communication hub of Täby. This is where the Vallentuna and Österåker lines of the Roslagsbanan light rail meet, making it easy to get to Stockholms Östra Station and then onwards by subway into the city. By car, downtown Stockholm is only 15 minutes away.

Roslags Näsby is already surrounded by established residential areas and just a few kilometers away is the Täby Centrum shopping center that offers a wide range of shopping, entertainment and experiences. The strategic location of the new area in the middle of a communication hub and its proximity to green squares and great walking and cycle paths make it easy to live here your entire life.





Illustration: White arki-

**Smaller Spaces.  
Larger Living.**



Illustration: White arki-





The market squares, urban landscape, cafés and great shopping in the new neighborhood will be part of your everyday life.

# space-efficient apartments with that little extra

It's important for us to be able to offer affordable housing without compromising on quality. Our decor is simple, but it features beautiful, quality materials. The walls of the units are painted white and the floors are oak parquet, except in the bathrooms, which have wall and floor tiles.

## room descriptions

### KITCHEN

**FLOOR** Three-tile brick pattern parquet  
**BASEBOARDS** Oak veneer  
**WALL** Painted white walls  
**CEILING** Painted with textured finish  
**KITCHEN FINISH** Smooth white cupboard doors (MDF), stainless steel sink and laminate countertop in gray, garbage disposal units  
**SPLASHBACK** Tiles, white, glossy, 10x30 cm  
**APPLIANCES** Induction stove, oven, built-in fan, built-in microwave, dishwasher, fridge/freezer or full fridge freezer depending on the apartment type (see apartment specifications)

### HALL

**FLOOR** Three-tile brick pattern parquet  
**BASEBOARDS** Oak veneer  
**WALL** Painted white walls  
**CEILING** Painted with textured finish  
**OTHER** Hat rack

### BATHROOM

**FLOOR** Tiles 10x10 cm, dark grey  
**WALL** Tiles 20x30, black  
**CEILING** Painted ceiling  
**OTHER** Sink with vanity and mirror with lighting, toilet, shower enclosure, toilet paper holder, hooks. Combined washer dryer or separate washing machine and dryer depending on the apartment type (see apartment specifications) .

### BEDROOM

**FLOOR** Three-tile brick pattern parquet  
**BASEBOARDS** Oak veneer  
**WALL** Painted white walls  
**CEILING** Painted with textured finish

### BALCONY

**SURFACE LAYER** Concrete  
**WALL** Bulkhead between balconies, dark tinted glass  
**OTHER** Metal or glass railing

### OUTDOOR AREA

Pavers, hedges or railings around patios

## technical specification

**ENTRANCES AND STAIRWELLS:** Entrance from the ground floor terrace on four floors or through stairwells. Common elevator down to basement and garage.

**FOUNDATION:** Bottom layer of poured concrete.

**FRAME:** Precast concrete frame.

**EXTERIOR WALL SURFACE:** Facade in different materials including brick, plaster, wood and concrete

**INTERMEDIATE FLOORS:** Concrete slab.

**ROOF:** Sedum roof, grass

**SEPARATION WALLS BETWEEN UNITS:** Concrete.

**INTERIOR WALLS IN UNITS:** Plaster walls.

**WINDOW:** Triple-glazed windows with lacquered aluminum frames.

**HEATING:** District heating via radiators.

**ELECTRICITY:** All electrical outlets connected to an RCD.

**VENTILATION:** Supply and exhaust ventilation with heat recovery system (FTX system)



## that little extra

**ROOFTOP TERRACE:** Shared rooftop terrace with barbecues, outdoor furniture and plants.

**COURTYARD:** Lush inner courtyard shared with adjacent buildings. Planters, wooden decks, lawn and seating.

**STORAGE:** Storage room with mesh panels in the basement.

**BIKE STORAGE:** Bicycle parking in the basement plus bike racks outside facing the courtyard About 119 parking spots.

**BUGGY/WHEELCHAIR STORAGE**

**PARKING:** Access to approximately 32 parking spots in garage

**CHARGING STATION** for electric cars

**CARPOOL**

**BROADBAND:** Fastest broadband in the market included in monthly fee





## SOLAR CELLS, SEDUM ROOFS AND CLIMBING PLANTS

Platform West will be a green community in many ways, from waste management solar cells and climbing plants on the facade to sedum roofs and social meeting places.

All in a great location facing the square to the south and the Roslagsbanan rail line to the east. And the gardening? Relax. It's already taken care of.



26 smart square meters with a south-facing balcony and view of the square.



THE PHOTO ABOVE SHOWS BOTH THE BASIC DECOR AND PERSONAL INTERIOR DESIGN OPTIONS. WE RESERVE THE RIGHT TO MAKE CHANGES.



50 well-designed square meters with a corner kitchen, living room and balcony.



THE PHOTO ABOVE SHOWS BOTH THE BASIC DECOR AND PERSONAL INTERIOR DESIGN OPTIONS. WE RESERVE THE RIGHT TO MAKE CHANGES.

# ssm living

Our vision is a housing market with room for as many people as possible. We want to help more people live a richer life by giving them more opportunities to live well. And we want our homes to meet the demands of tomorrow's urbanites. We believe in cities within cities where urban life extends beyond downtown and where each residential development adds life and energy to the local environment. At the same time, we think it should be easy to get downtown.

## targeted and affordable

We build homes for tomorrow's urbanites – people living an urban lifestyle. People who live on their own or with a partner and value traveling and eating out as much as having a great place to live. And who prefer smart solutions in a smaller space over a big living room. Our recipe for affordable housing is space-efficient, functional apartments with understated, quality decor, close to the city and public transport. We've developed this concept through listening to our customers. And we never stop listening in our work to design even better housing.

## extra space for socializing

People who opt to live in smaller, more efficient spaces use other areas to get together. In our projects, we offer spaces where people can socialize. Think swimming pools, gyms and rooftop terraces – environments that add that little extra.

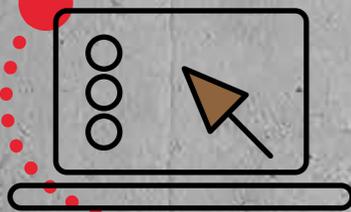
## always close to public transport

Not everyone can live downtown. But many people should be able to live with direct access to everything the city has to offer. This is why our homes are always close to subway lines and other urban transit.

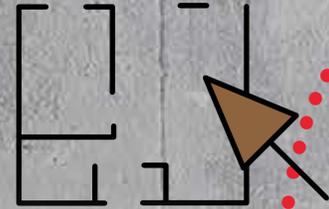
## smart, spacious apartments

SSM's homes are a bit smaller than others. About 85 percent of our apartments are one- and two-room units. But since we build the maximum functionality into each square meter, our apartments feel roomy. Smart storage, multi-use-of-space design and open floor plans are some of the innovative solutions we offer people looking for a new home at a reasonable price.

# buying an apartment...



**1.** Start by signing up to INDICATE INTEREST at [ssmliving.se](http://ssmliving.se) to get a spot on the list.

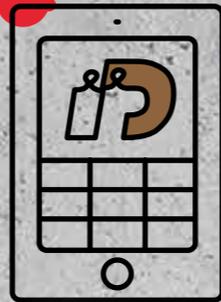


**3.** CHOOSE AN APARTMENT in our digital tool. You have five days to choose an apartment.



**2.** Next comes the SALES START. You can see the design and prices of the apartments on our website or at our event

**4.** If you are get an apartment, great! You'll have 48 hours to decide.



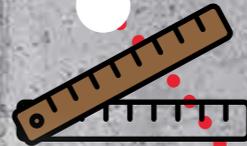
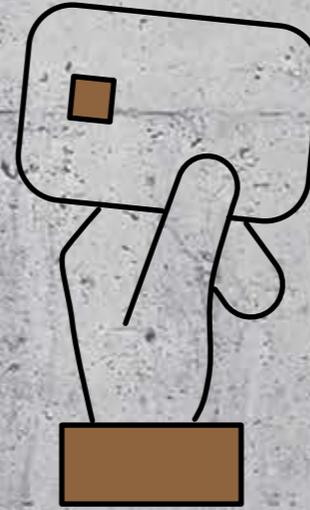
**5.** You can accept to buy the apartment by signing a digital BOOKING AGREEMENT and paying a reservation fee of SEK 25,000. (If you change your mind, you'll get a refund of 19,000 SEK.)



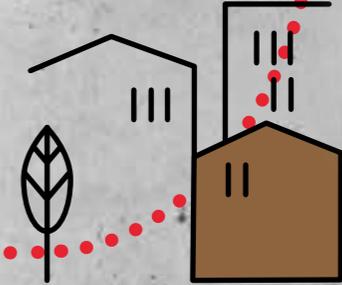
**6.** Next, you'll meet a real estate agent to sign a binding PRE-PURCHASE AGREEMENT with the cooperative association. At this point, you'll need to be able to show a bank approval for a loan.



**7.** Now it's time to make INTERIOR DESIGN CHOICES in the digital tool.



**10.** Once your apartment is ready, you'll join the cooperative association to INSPECT and measure your apartment.



**9.** At this point, you'll be invited to visit the CONSTRUCTION SITE to see your new apartment.

**12.** ACCESS. Finally, you'll get the keys to your new home! Don't forget to change your address and get home insurance.



read more on [ssmliving.se/kopprocess](http://ssmliving.se/kopprocess)

# how it works!



**SSM**

[ssmliving.se](http://ssmliving.se)