

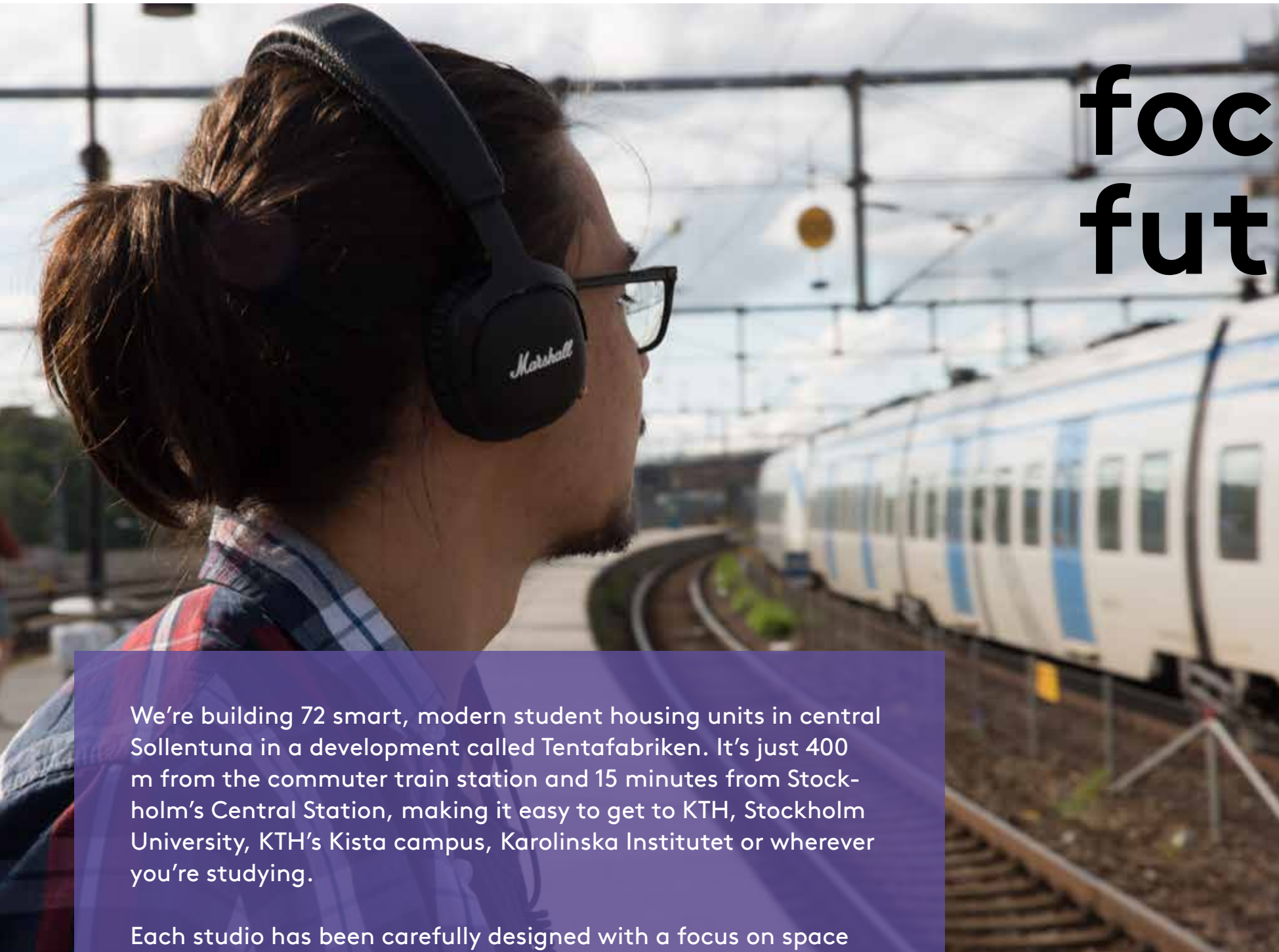


tentafabriken
- live smart while you study.



your future starts at Tentafabriken

THIS IS AN ILLUSTRATION - WE RESERVE THE RIGHT TO MAKE CHANGES.



focus on your future

We're building 72 smart, modern student housing units in central Sollentuna in a development called Tentafabriken. It's just 400 m from the commuter train station and 15 minutes from Stockholm's Central Station, making it easy to get to KTH, Stockholm University, KTH's Kista campus, Karolinska Institutet or wherever you're studying.

Each studio has been carefully designed with a focus on space efficiency so you can concentrate on what matters most to you – your future.

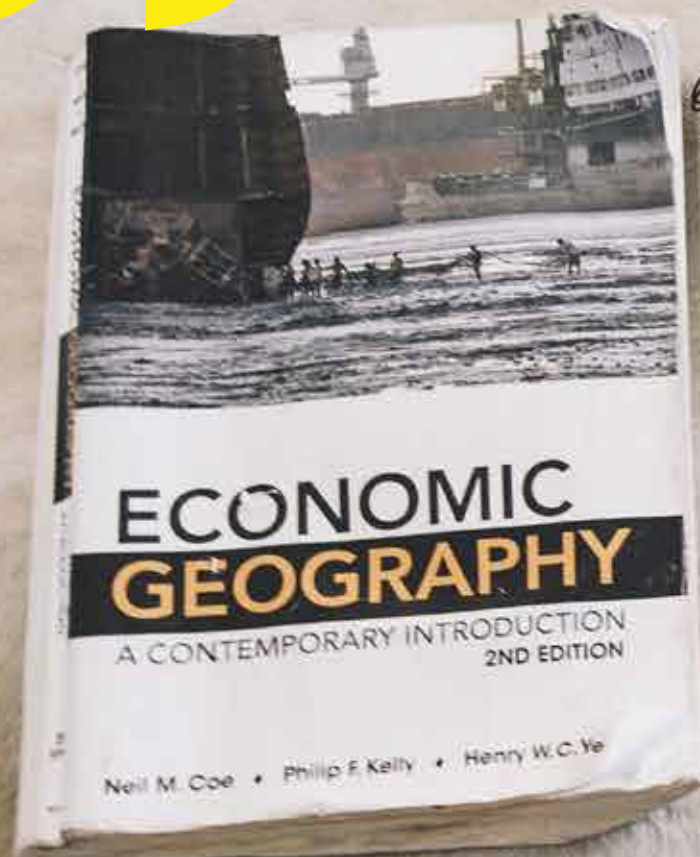
When you think of studying, caffeine, cramming, late nights and early mornings probably come to mind. But studying isn't just about feeling stressed and nervous. It's what's taking you one step closer to reaching your goal.

Tentafabriken is just what it sounds like (it means "exam factory") – the ideal place to live while you're in school. It's actually a development of 72 smart new studio apartments for students in central Sollentuna, just 400 m from the commuter train station and 15 minutes from Stockholm's Central Station. Here is where you can find some peace and quiet so you can concentrate on what you need to do to succeed. Need to run errands? There are plenty of stores, cafés and restaurants nearby along with a gym and movie theater around the corner. To keep fit, there's swimming at the lake, running trails and a ski hill just a stone's throw away. And when you need a well-deserved break, you can always chill on the shared rooftop terrace or your own balcony.

Tentafabriken isn't just a place to live – it's the start of something exciting.

”

Tentafabriken is just what it sounds like: a place to live while you're studying.



about the project

PROPERTY DEVELOPER

studentbacken

GENERAL CONTRACTOR

ssm bygg & fastighets ab

ARCHITECT

arkitema architects

HOUSING COOPERATIVE

brf tentafabriken

REAL ESTATE AGENT

Länsförsäkringar Fastighetsförmedling

Victoria Nyblom
0768-64 70 00
victoria.nyblom@lansfast.se9

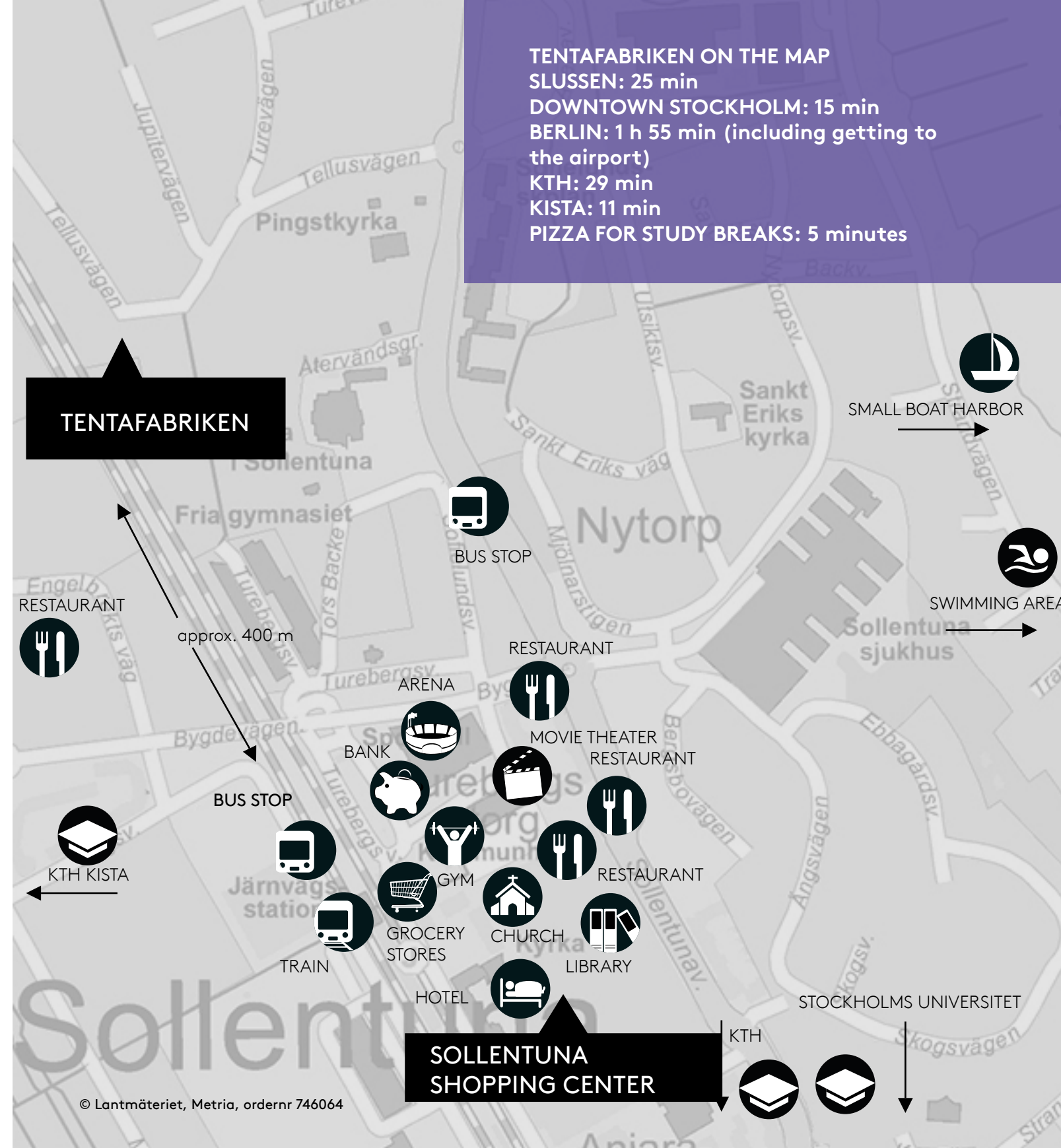
Datum: 201-01-17


THE BEST OF BOTH WORLDS

It's true. Location is extremely important when it comes to housing. And Tentafabriken is ideally situated in Sollentuna, a community with a small-town feeling but that is close to everything the city has to offer. You can reach KTH in less than 30 minutes and Kista in just 11. You could say it's the best of both worlds. We call it a great investment in your future.

NOT YOUR TYPICAL STUDENT HOUSING

Tentafabriken is a pioneering building project where we've maximized every square centimeter. Visually, the building has a modern, timeless look and feel with its light-colored facade. And the design includes many sustainable details like the OrganoWood on the large rooftop terrace where you can relax with your friends.



A detailed illustration of a modern rooftop terrace. In the foreground, a light blue lounge chair with a green cushion holds a laptop and headphones. A large, light blue beanbag chair sits nearby. A low wooden coffee table with a white metal frame holds a green pitcher and cups. To the right, a long, light-colored modular sofa with various green and white cushions is positioned against a wall. Behind the sofa is a large vertical garden with multiple levels of green plants. A white patio umbrella stands in the background. The terrace has a wooden deck floor and a glass railing. The sky is a mix of blue and orange, suggesting sunset or sunrise. A large brown circle on the left contains text.

72 SMART AND
MODERN STUDENT
HOUSING UNITS,
400 METER FROM
SOLLENTUNA STATION.

THIS IS AN ILLUSTRATION - WE RESERVE THE RIGHT TO MAKE CHANGES.

72 WELL-PLANNED APARTMENTS

At the end of the day, you want a comfortable place to call home. Somewhere to study, host a dinner party or binge watch your favorite series.

We think you should be able to adapt your home to the way you want to live from moment to moment. This is why each studio has all of the storage on one wall, freeing up as much space as possible. The kitchen is fully equipped with a microwave, stove and dishwasher – naturally, you have better things to do than wash dishes. We've thought of everything down to the smallest detail to use space as efficiently as possible. Like balconies with sliding doors that help maximize every square meter of floor space.

Some 68 of the units are about 24 m² and have storage facilities directly outside the front door, except for one unit (1-1410) with storage on the ground floor. Four of the apartments are a bit bigger, close to 49 m², and have storage space in the unit itself. All you need to do is choose the size and the floor that suit you the best.

SOLLENTUNA 24/7

There's a lot to discover in Sollentuna. It's a suburb with everything you need within walking distance, from entertainment like shopping, restaurants bars and cafés to necessities that are great to have close by like doctors, dentists and banks. There's even a gym (work or pleasure, you decide).

Nearby, there are no fewer than two shopping centers where you can spend more time than you probably should. And another plus: lots of green areas that you won't find in the city. In Sollentuna, you're close to lakes, ski hills and forests. Perfect for anyone that loves the outdoor life year round.



live smart while you study

THIS IS AN ILLUSTRATION - WE RESERVE THE RIGHT TO MAKE CHANGES.

DEVELOPMENT tentafabriken

LOCATION sollentuna

DISTANCE FROM STOCKHOLM 15 minutes

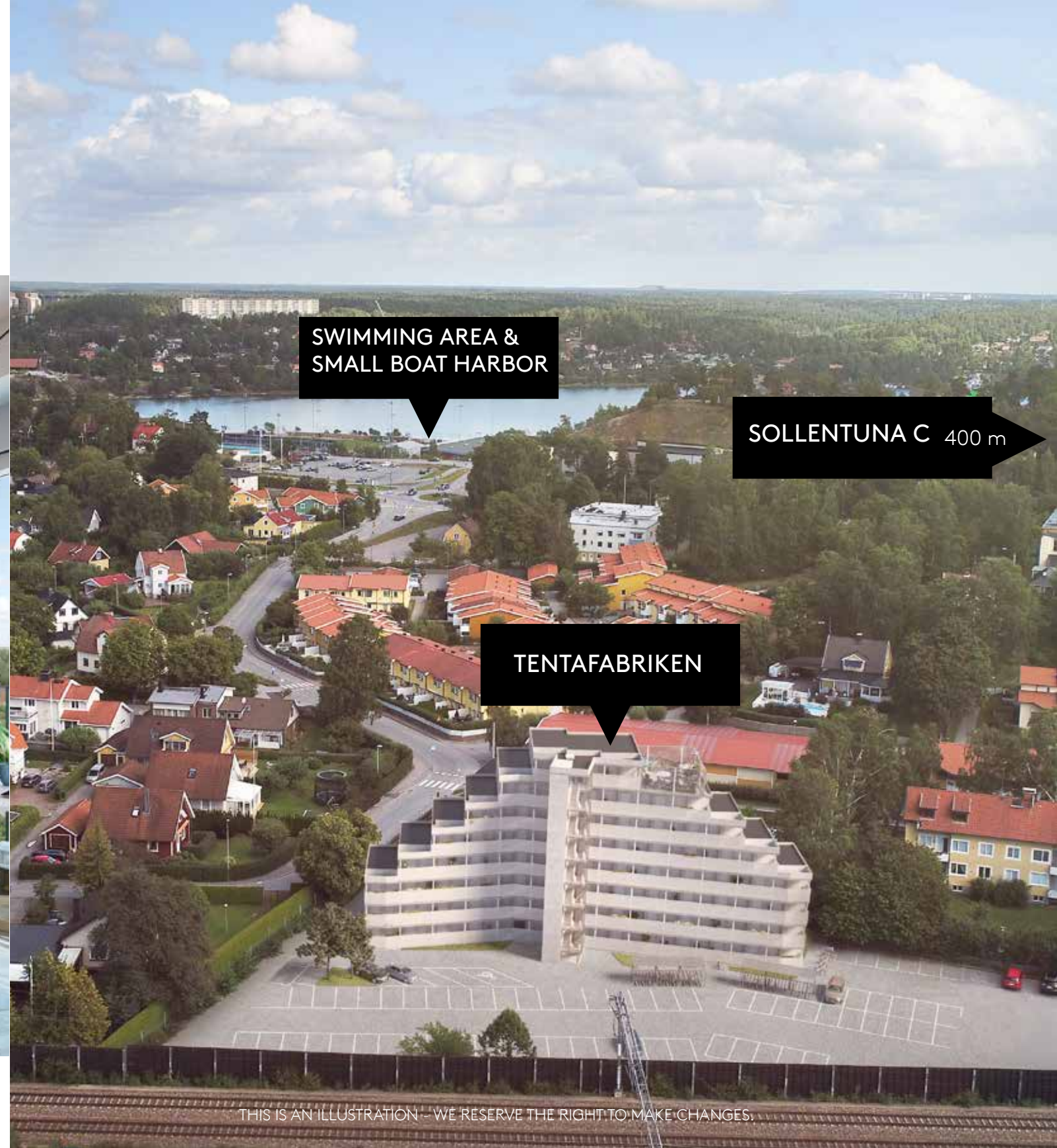
ACCESS Planned for 2019/2020

SALES LAUNCH october 26, 2017

MONTHLY FEE 1,488 (24 m²), 3,038 (49 m²). Includes heating, cold water, tv and internet.

NUMBER OF UNITS 72 studio

APARTMENTS (68 24-m² and 4 49-m² units)



SWIMMING AREA & SMALL BOAT HARBOR

SOLLENTUNA C 400 m

TENTAFABRIKEN

THIS IS AN ILLUSTRATION - WE RESERVE THE RIGHT TO MAKE CHANGES.

small, smart and well-planned apartments

It's important to us to develop homes that offer value for money without compromising on quality. The basic design is simple and functional, featuring understated, quality decor. At Tentafabriken, the walls are painted white and the floors are oak veneer except for the bathroom, which is tiled.

studio descriptions

KITCHENS & LIVING ROOM

FLOORING Three-tile brick pattern parquet
BASEBOARDS Wood, painted white
WALLS Painted white walls
CEILING Painted white
KITCHEN FINISH Smooth, white cupboard doors (MDF) and laminate countertops in grey
BACKSPLASH White tiles
APPLIANCES Induction stove with two burners, built-in oven, built-in fan, built-in microwave (white), white dishwasher, white fridge/freezer

HALLWAY

FLOORING Three-tile brick pattern parquet
BASEBOARDS Wood, painted white
WALLS Painted white walls
CEILING Textured ceiling
OTHER Clothes rail and cupboard

BATHROOM

FLOORING Tiles, dark grey, 10x10 cm
WALLS White tiles
CEILING Painted
OTHER Sink with vanity and mirror, toilet, shower enclosure, toilet paper holder, hooks, countertop and cupboard.

APPLIANCES Combination washer dryer.

OTHER

PARKING in the courtyard for bikes and cars
GARBAGE ROOM in the courtyard near the entrance
STORAGE Directly outside front door, except for 49-m2 units with storage inside and one unit (1-1410) with storage on the ground floor
ROOFTOP TERRACE Ca 45 m2 with outdoor furniture

technical description

GENERAL BUILDING DESCRIPTION

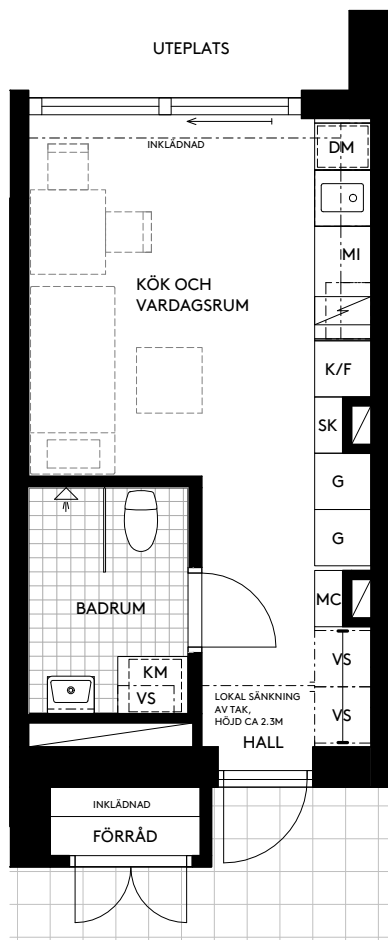
One building of 3-8 stories and 72 apartments. One stairwell and one elevator
FOUNDATION Site cast concrete
FRAME Concrete
BALCONIES Prefab and aluminum railings, accessible through sliding glass door
PATIOS Wood decking
EXTERIOR WALL SURFACE Light-colored concrete
INTERMEDIATE FLOORS Concrete
WALLS BETWEEN UNITS Concrete
INTERIOR WALLS IN UNITS Plaster walls
BALCONY DOORS Large triple-glazed glass doors
TERRACE Shared 45-m2 terrace with outdoor furniture

HEATING District heating, floor heating in all rooms
ELECTRICAL Circuit breaker panel and meter in each unit
WARM WATER Meter in each unit
VENTILATION Supply and exhaust ventilation with heat recovery system (FTX system) and separate radiator in each unit
TV & INTERNET Fiber connection via ComHem, 1,000/1,000 mbit/s included in monthly fee

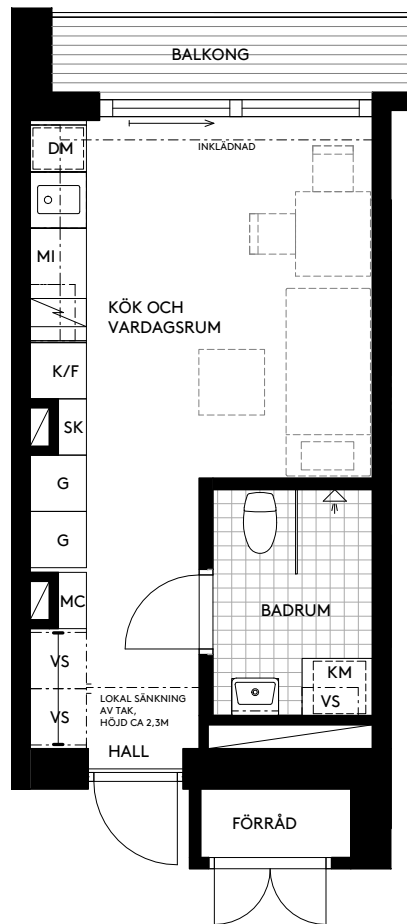
WE RESERVE THE RIGHT TO MAKE CHANGES.

WE RESERVE THE RIGHT TO MAKE CHANGES.

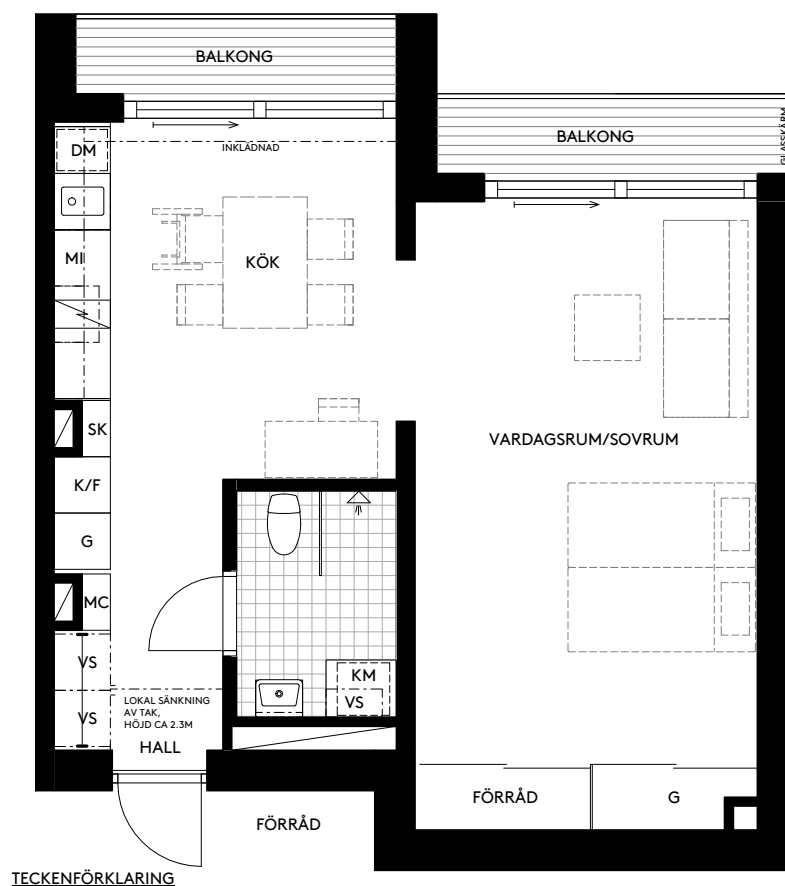
selection of apartment types



UNIT: 1003
SIZE 1-room studio
AREA ca 24 m²
FLOOR Ground floor



UNIT: 208
SIZE 1-room studio
AREA ca 24 m²
VÅNING: 2nd floor



UNIT: 1112
SIZE 1 room studio
AREA ca 49 m²
VÅNING: 1st floor

TECKENFÖRKLARING



THIS IS AN ILLUSTRATION - WE RESERVE THE RIGHT TO MAKE CHANGES.

”

We've designed these apartments with a focus on space efficiency so you can concentrate on what matters most – your future.

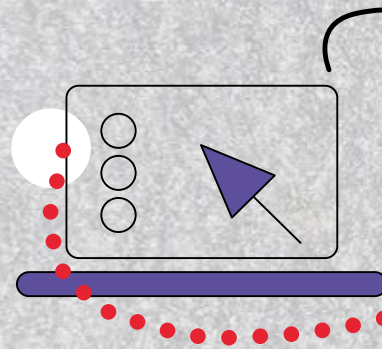
”

There's lots to do all around the year in Sollentuna, from swimming in the lakes in the summer to skiing at Väsjöbacken or iceskating at Norrviken and Edsviken in the winter. And summertime you can always relax on your balcony or the shared rooftop terrace.

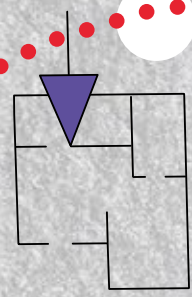


buying an apartment...

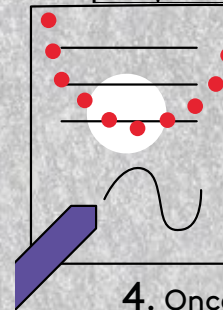
1. Start by signing up at ssmliving.se to get on the list for the project.



2. From the date of the sales launch, you can view the floor plans and prices for each unit on our website or at the launch event.



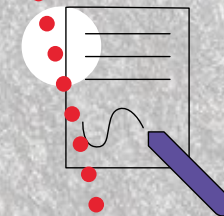
3. Choose the apartment you want in the digital apartment selector.



4. Once you decide to buy, you sign a digital booking agreement and pay a booking fee of SEK 25,000. (If you change your mind, you'll get SEK 19,000 back).

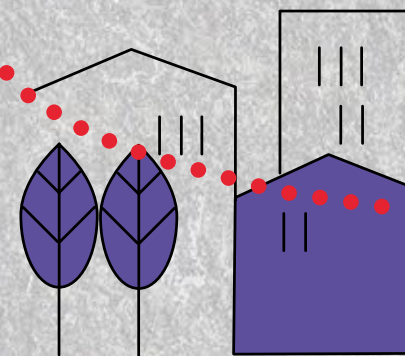
5. Next, you'll meet a real estate agent to sign a legally-binding pre-purchase agreement with the housing cooperative. You'll need to present a valid pre-approved loan to show that you can afford to buy an apartment in Tentafabriken.

6. Now it's time to sign the grant agreement and pay a down payment of SEK 100,000.



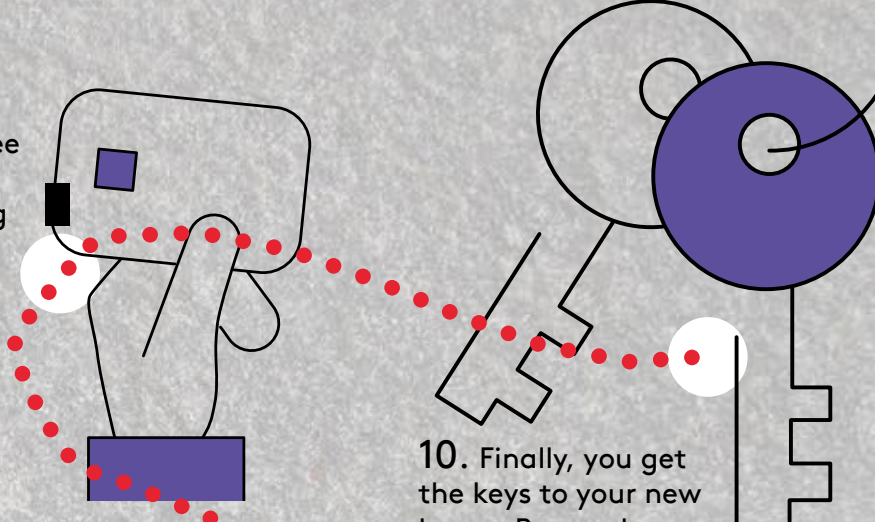
9. Time to pay the remaining amount for your apartment – the purchase price less the booking fee and down payment. This must be paid and registered in the housing cooperative's account on the day before you get access.

8. When your apartment is finished, an inspection is carried out together with the housing cooperative. You'll be invited to attend and take measurements.



7. Time to visit the construction site to see your new home.

10. Finally, you get the keys to your new home. Remember that you need to show a transcript or letter of acceptance from your institution.



how it works

read more: ssmliving.se



who can buy units at Tentafabriken?

our vision

To buy an apartment in Tentafabriken, you need to be studying or planning to study at a high school, Komvux, university or the equivalent. You do not have to show a transcript or letter of acceptance from the school or institution when you sign the booking agreement/pre-purchase agreement and grant agreement, but on the date you get access to your apartment and then once a year while you're living at Tentafabriken. As a legal person you are also able to purchase an apartment in Tentafabriken, with the condition that the apartment will be rented out to a student.

If you like, you can take a break from your studies and rent your apartment to another student for up to 12 consecutive months and 18 months in total. If you wish to sublet your apartment, you need permission from the housing cooperative.

STAY AFTER COMPLETED YOUR STUDIES
After completing your studies, you have the right to stay in the apartment. When you want to sell the apartment you can sell to another student alternatively a legal person planning to rent out apartment for a student. This way there is less of a stressful situation and instead you can calmly plan your future.

Our vision is to provide students with great apartments at reasonable prices. We build our homes a bit outside of the city, which is expanding all the time. Today's suburbs generally become tomorrow's attractive places to live. And Tentafabriken is no exception.

OUR HISTORY AND VISION

Why are there so few student apartments? We asked ourselves this question back in 2012 and decided to do something about the situation. Studentbacken AB was founded the same year with the goal of making life better for students in the Stockholm area.

We believe in a housing market with room for as many people as possible. This is our vision. And by building apartments that maximize every square meter, we can offer homes at a reasonable price, which in turn makes it easier for more students to find good student housing.

**” We build homes
for tomorrow’s
students.**

OUR IDEA

Studentbacken's business idea is to build high-quality student housing with smart solutions that give students room to study and live. To do this, we rely on carefully-designed architectonic solutions, sound building techniques and sustainable materials. This is the foundation of all of our projects, which we adapt to each individual development's requirements. We offer student housing in the form of rental units and cooperative apartments in areas close to Stockholm University, Karolinska Institutet, KTH, Södertörn University and other institutions in the area.



Studentbacken AB | 08 - 501 033 00
www.ssmliving.se