

## FAQ - Brf Futura Lindholmsallén

Contact:  
Carina Ekenram Hagh  
031-17 56 36  
carina.ekenramhagh@riksbyggen.se  
[www.riksbyggen.se/dunungen](http://www.riksbyggen.se/dunungen)

### **What does the Futura neighborhood consist of?**

The block consists of two tenant-owner associations, Brf Futura Lindholmsallén with 91 apartments, Brf Futura Götaverksgatan with 66 apartments and cooperative housing in KHF Futura Clara with 40 homes.

### **How many apartments does Brf Futura Lindholmsallén include?**

The apartment association consists of 91 apartments with 1-4 rooms and kitchen (27-88 sqm) of which 9 apartments will later be offered as rental apartments with an option to buy within 5 years, Riksbyggen Hyrköp.

### **How much do the apartments cost?**

The apartment price is from SEK 1,905,000 to SEK 5,995,000 and the monthly fees from SEK 2,369 to SEK 5,163.

### **When do I have to pay for my apartment?**

First payment. We invoice the advance on the down payment with 2% of the apartment's total price, however, a maximum of SEK 75,000 after you have signed the advance preliminary agreement.

The second payment takes place when the association's financial plan is registered, you then sign the owner's agreement. In connection with this, you pay a down payment of 10% of the purchase price, minus the previously paid advance amount.

The third and final payment is made before access, the final payment is made of the remaining 90% of the purchase price. Bank receipt must be presented upon entry.

### **What is included in the monthly fee?**

- heating
- basic range of TV / data / telephony
- property management
- cleaning of common areas
- care of the outdoor area
- maintenance of the house in the long and short term
- payment of the association's interest and repayments
- provision for future maintenance
- expert to support the board's work
- customer service around the clock

Costs for consumption of household electricity, hot and cold water will be added.

### **Do the apartments have a balcony?**

Many of the apartments have a balcony or patio facing the green courtyard. See floor plan sheets for each apartment.

### **Which contractor does Riksbyggen hire for Brf Futura Lindholmsallén?**

Brixly AB



**Which architectural firm has designed the Futura neighborhood?**

Semrén & Månsson Arkitekter AB

**When is access planned?**

Preliminary access is expected in quarters 1 and 2, 2024.

**Will the association own the land?**

Yes, the plot is redeemed.

**What are the parking options?**

The neighborhood's three associations have a common garage under the courtyard with a total of 63 places, of which 6 are charging places for electric cars. Brf Futura Lindholmsallén will have 35 parking spaces (including 1 disabled space).

The car parks will be distributed in such a way that those who draw agreements first get a guaranteed garage space if they agree to the pre-agreement writing.

Cost for a garage space: approximately SEK 1,500 / month. Cost for charging station is estimated at approximately SEK 1,925 / month and includes electricity consumption.

**Is there access to storage?**

Yes, each apartment has a storage room, either in the apartment and / or in the basement

**Is there an elevator?**

Yes, all apartments are serviced by a lift.

**Community spaces**

The neighborhood's three associations share the neighborhood:

Green courtyard with the possibility of cultivation as well as bicycle fixer room, common room, cargo bike room and environmental room.

**Guest apartment**

Available in the association.

**How are the houses heated?**

Using a waterborne system that is heated with district heating.

**What is ventilation?**

The houses have a so-called FTX system which means that the hot air like leaving the house preheats incoming air.

**What is the ceiling height in the apartments?**

In general, the ceiling height in the apartments is about 2.5 m. However, there are lots the ceiling is lower, then approx. 2.3 m. (See floor plan sheet)

**Lamp socket in ceiling**

There are lamp sockets in the ceiling according to the new EU standard.

In the submerged suspended ceilings in, for example, hall / passage / bath / laundry there are only spotlights (dimmable in bath / wash, not dimmable in hall / passage).

**How high are the windows?**

The parapet height for windows in the apartments is generally about 70 cm, it is also excellent on the apartment's floor plan sheet. Chest height is the measure from the floor to the lower edge of the window.

**Window**

Swivel windows have internal blinds.

Side-hung windows and window doors have intermediate glass blinds.

**Mailbox**

Located downstairs.

**Will I be able to influence the interior of my apartment?**

Yes, you who buy the apartment at an early stage have the opportunity to choose interior design style according to our interior design program. You will find more information

on the project's website: [www.riksbyggen.se/futuralindholmsallen](http://www.riksbyggen.se/futuralindholmsallen).

If you make options in your apartment, 20% of this amount is paid in connection with the options being made and paid in full before access.

**Can more than one person be the owner of the apartment?**

Yes, however, the person who will live in the apartment must be included as a co-owner.

**Can a legal entity be the owner?**

No

**Does Riksbyggen provide any guarantee?**

Yes, Riksbyggen provides a guarantee of five years.

**What happens if not all the apartments have been sold upon entry?**

If there are unsold apartments left when the project is finished

Riksbyggen buy these. The monthly fee for the unsold apartments is paid by Riksbyggen and does not affect the tenant-owner association's finances.

**What does Hyrköp mean?**

Nine of the 91 apartments will be offered as Hyrköp.

Riksbyggen wants to make it easier for young adults to find their own home.

That is why we have launched a model that we call Hyrköp, which is aimed at you between the ages of 18-35.

Read more about Riksbyggen Hyrköp at [www.riksbyggen.se/bostad/hyrkop/](http://www.riksbyggen.se/bostad/hyrkop/).

**Can you cancel your purchase?**

When you sign the advance agreement, you undertake to buy the apartment. Thus, it is not possible to cancel the purchase.

**The promise of security**

It must be safe to buy a new home from Riksbyggen. That's why it works we according to what we call the security promise.

The security promise gives you financial security against unforeseen events such as unemployment and sick leave.

The access date can be moved up to three months if the sale of your current home is delayed.

Read more about the security promise at:

<https://www.riksbyggen.se/bostad/trygghetsloftet/>