

Project Granbarrsvägen

PROPOSAL

Date: 13.11.2023

Project: Granbarrsvägen, Älmsta, Norrtälje municipality



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DESCRIPTION

On Granbarrsvägen the mainland side of Älmsta there are now four ready-to-build plots for sale.

The properties are located in a quiet residential area in a popular part of Älmsta.

From the property, it is walking distance to the Älmsta center, which has most of the local services you need.

The plots are subdivided and ready, with a total area of 3,672 square meters.

Several of the plots have a lake view towards the Vaddö canal and the plots are located within a detailed planned area with generous building rights of up to 200 square meters.

The plots have received permission to make a combined connection to municipal new water and sewerage system and fiber (optic) is available in the area.

It is important that in this purchase of land plots, the projects of a semi-detached house have already been developed, the construction of which has been approved by the municipality.

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COSTS	
Land price per unit	SEK 695 000,00
Connection to the city's basic water and sewer system	SEK 257 000,00
Connection to the city's electrical communications	SEK 30 000,00
Connection to the city's basic fiber (optics) system	SEK 25 000,00
House construction costs	SEK 2 300 000,00
VAT 25%	SEK 575 000,00
TOTAL COSTS:	SEK 3 882 000,00
The future price of the property	SEK 4 800 000,00
The number of transactions in the last 6 months (5km radius, </- 140m2)	8 transactions above 4.5 million SEK

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