

Project KULLERSTA

PROPOSAL

Date: 09.11.2023

Project: KULLERSTA, Eskilstuna, SWEDEN



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DESCRIPTION

Kullersta is an urban area in Eskilstuna municipality.

It includes buildings in Vallby parish in and around a number of summer cottage areas along Lake Mälaren's shore with an increasing proportion of year-round residences

Kullersta sand is a bathing spot at Mälaren's largest fjord, Blacken.

Plot 1 - approximately 1300 square meters with a fantastic view of Lake Mälaren.

Plot 2 - approx. 1200 sq m with a view of Mälaren

Plot 3 - approx. 1800 sq m with a view of Mälaren

Plot 4 - approx. 1400 sq m

Plot 5 - approx. 1700 sq m

Newly built houses are exempt from property tax for the first 15 years.

Municipalities are currently installing a new water and sewerage system in the territory with the new planned land plots.

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COSTS	
Land price per unit	SEK 1 350 000,00
Connection to the city's basic water and sewer system	SEK 180 000,00
Connection to the city's electrical communications	SEK 45 000,00
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 4 475 000,00
The future price of the property	SEK 4 900 000,00
The number of transactions in the last 6 months (5km radius, </-140m2)	11 transactions over 4.5 million SEK

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