

## SVEAFASTIGHETER STARTS CONSTRUCTION OF 127 APARTMENTS NEXT TO SPÅNGA STATION

**Sveafastigheter continues to realise projects from its extensive development portfolio in the Stockholm region and has started construction of Project Hedvig in Spånga.**

Today marks the groundbreaking of Sveafastigheter's new residential project comprising 127 apartments at Spånga Station. The project will strengthen Spånga center and create a new landmark, with parts of the development rising to 12 floors.

*"We are pleased to commence another project in the Stockholm region. Demand for housing in Spånga continues to grow, and the project is located in the heart of the town center, directly adjacent to the station. Through this development, we are adding modern homes that meet a variety of housing needs while also enhancing the urban environment in this central location,"* says Erik Hävermark, CEO of Sveafastigheter.

In one of Spånga's most central locations, next to the station, Sveafastigheter is developing a new neighborhood featuring modern homes, commercial premises and community spaces. The project combines the restoration of a smaller existing building with new construction and will offer apartments ranging from one to five rooms. Its proximity to public transport, retail and local services creates favorable conditions for an attractive and sustainable residential environment.

*"I am extremely pleased that we are finally able to move forward with this long-awaited project. This is a central and important location in Spånga and, for all of us who live in the surrounding area, it is great to see the site to transform nicely,"* says Anders Österberg, Chair of the Stockholm City Development Committee.

The project comprises 127 apartments, of which 121 are rental apartments with an average size of 50 square meters, while the remaining units are special housing units (LSS housing). Move-in is planned for the end of 2028. Total investment is estimated to amount to SEK 348 million. Upon completion, the property is expected to generate annual rental income of SEK 23.0 million and a net operating income of SEK 19.8 million, based on an occupancy rate of 98 per cent, which corresponds to a yield on cost of 5.7 per cent. The project is designed to meet the certification requirements for Miljöbyggnad Silver.



**For further information, please contact:**

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**About Sveafastigheter**

Sveafastigheter owns, manages and develops people's homes. The property portfolio consists of a wide range of rental apartments in growth regions in Sweden. The buildings are managed and developed with a local presence and commitment. Sveafastigheter develops and builds new sustainable housing where the demand for housing is the greatest.

**Image Attachments**

**Project Hedvig**