



# The Explora Neighbourhood in Södra Änggården

  
BONAVA

  
OBOS

Bonava and OBOS are jointly building residential accommodation in Södra Änggården – 207 new tenant-owned apartments with a focus on community.

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## Welcome to Explora in Södra Änggården

Dreaming of a lifestyle that's as social as it is relaxed? Then you'll enjoy living in the Explora neighbourhood. Södra Änggården is perfectly located close to nature, the sea and the city, and offers a wonderful mix of urban environment and tranquillity. And with shops, cafés, schools and public services in the area, everyday life is made easier.





## Södra Änggården

### Between City and Nature

In the old industrial area of Högsbo, Södra Änggården is emerging: a wonderful urban environment comprising homes, shops, cafés and restaurants. With the construction of the Dag Hammarskjölds Boulevard as a means of connection, a new district will be created where Södra Änggården merges with Linnéstaden.

### A few minutes to everything

Living centrally makes life a little easier, as is the case for those living in Södra Änggården. From there, it takes about 15 minutes to cycle to Linnéplatsen, Slotsskogen and Askimsbadet. And by car, it takes about five minutes.

The area is currently served by buses 82 and 758, but public transport will be expanded as the area grows and becomes more populated.

### Schools and preschools

There are several schools and preschools to choose from in the area. The newly built International English School has just been opened and welcomes pupils from preschool to ninth grade. In addition, a new preschool will be opened adjacent to the playground in the 1.9-hectare neighbourhood park.



Here you are as close to a walk in the park as a run in the forest or a brunch with friends.

# An Urban, Nature-Oriented, and Active Neighborhood



## Training and Fitness

There are several gyms and fitness studios in the area for those who already work out or want to start.



## Grocery Stores

The area offers plenty of grocery stores, including ICA Maxi, Lidl, and Coop.



## Golf courses

Just three kilometers away, you will find World of Golf, one of Europe's best golf training facilities, as well as Sisjö GK, which has a 9-hole course.



## Långeberga Riding Club

For horse enthusiasts, there is a pony riding school with a private horse stable just a stone's throw away.



## Marinas

Near Marholmen and Hovås, there are small boat harbors where you can rent a boat berth.



## Preschools and Primary Schools

There are several schools and preschools to choose from, including the newly built International English School.



## Änggårdsbergen

Discover 300 hectares of nature reserve with hills, forests, and scenic viewpoints overlooking Gothenburg.



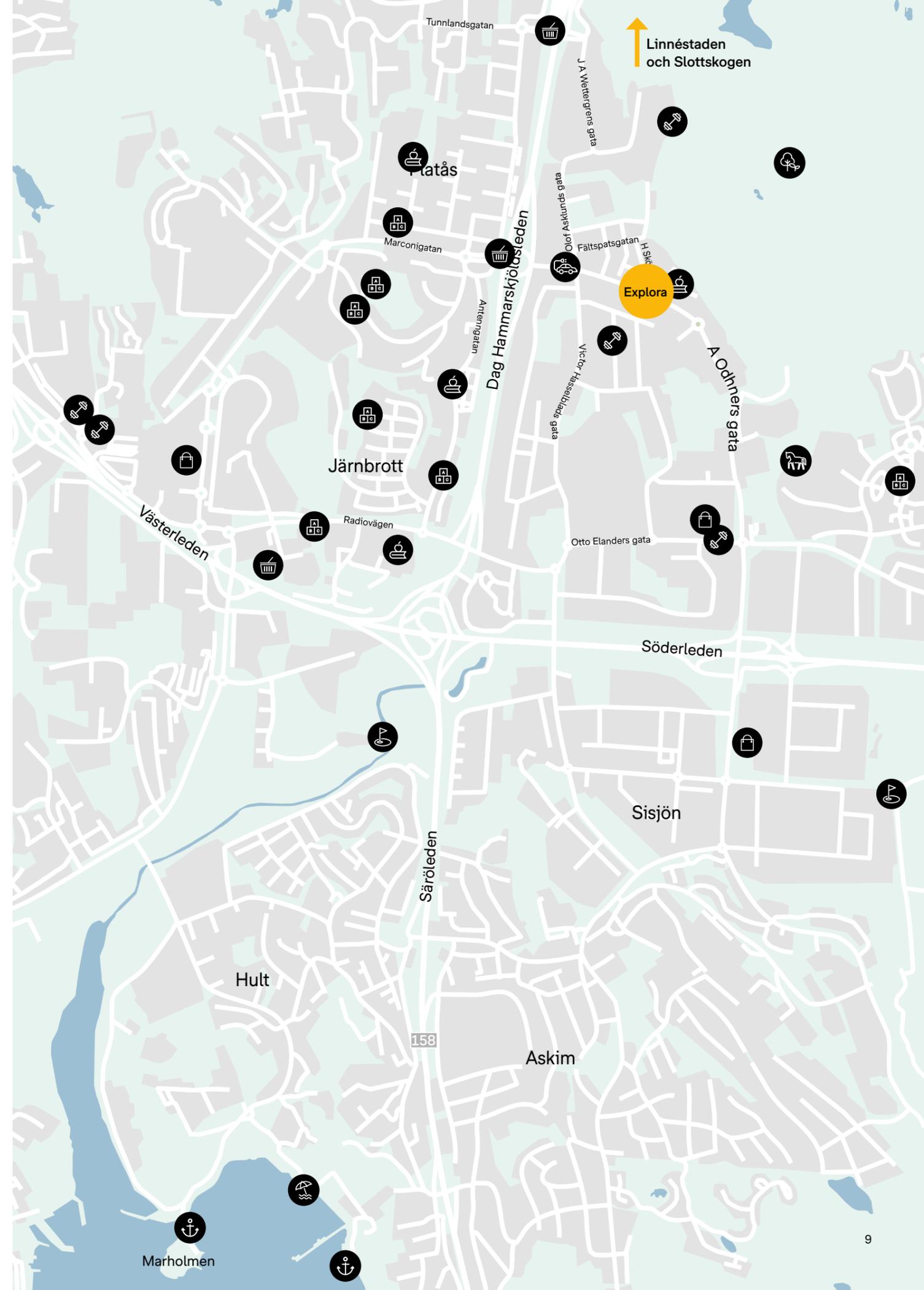
## Askim Beach

One of Gothenburg's most popular beaches, featuring a shallow sandy shore, a pier with accessible bathing, a café, a playground, and a beach volleyball court.



## Shopping Center

The area features the 421 shopping center, which includes ICA Maxi, clothing stores, home decor shops, a liquor store, and a pet store. Frölunda Torg and Sisjön commercial area are also nearby.



# Living in Explora

Enjoy a coffee in the sun on the terrace. Explora makes everyday life easier, more social and more enjoyable.

## Living in a neighbourhood

A home created by Bonava and OBOS also means a vibrant neighbourhood with a variety of communal spaces. Maybe you and a neighbour can enjoy a barbecue in the courtyard, or the communal cleaning day can end with a nice evening together on the roof terrace? And before you know it, your neighbour has become a friend. It also makes your home feel even safer.

## Surrounded by nature

The entire Explora neighbourhood is inspired by nature. Here you'll be able to enjoy the seasonal transition of colours and greenery in the entrance areas and courtyard. With a warm colour scheme, natural materials and intimate lighting throughout, we're creating a homely atmosphere – so that you and your neighbours can enjoy a peaceful and pleasant place to live.

## Socialising on the rooftop

Welcome to the communal rooftop terrace, where plants and lighting create a lovely, warm atmosphere. Here you can find the space for barbecues in the sunset. And if it starts to rain, you can all go to the communal banqueting room, which is decorated with nature for inspiration. There is also a room for family and friends to sleep over.

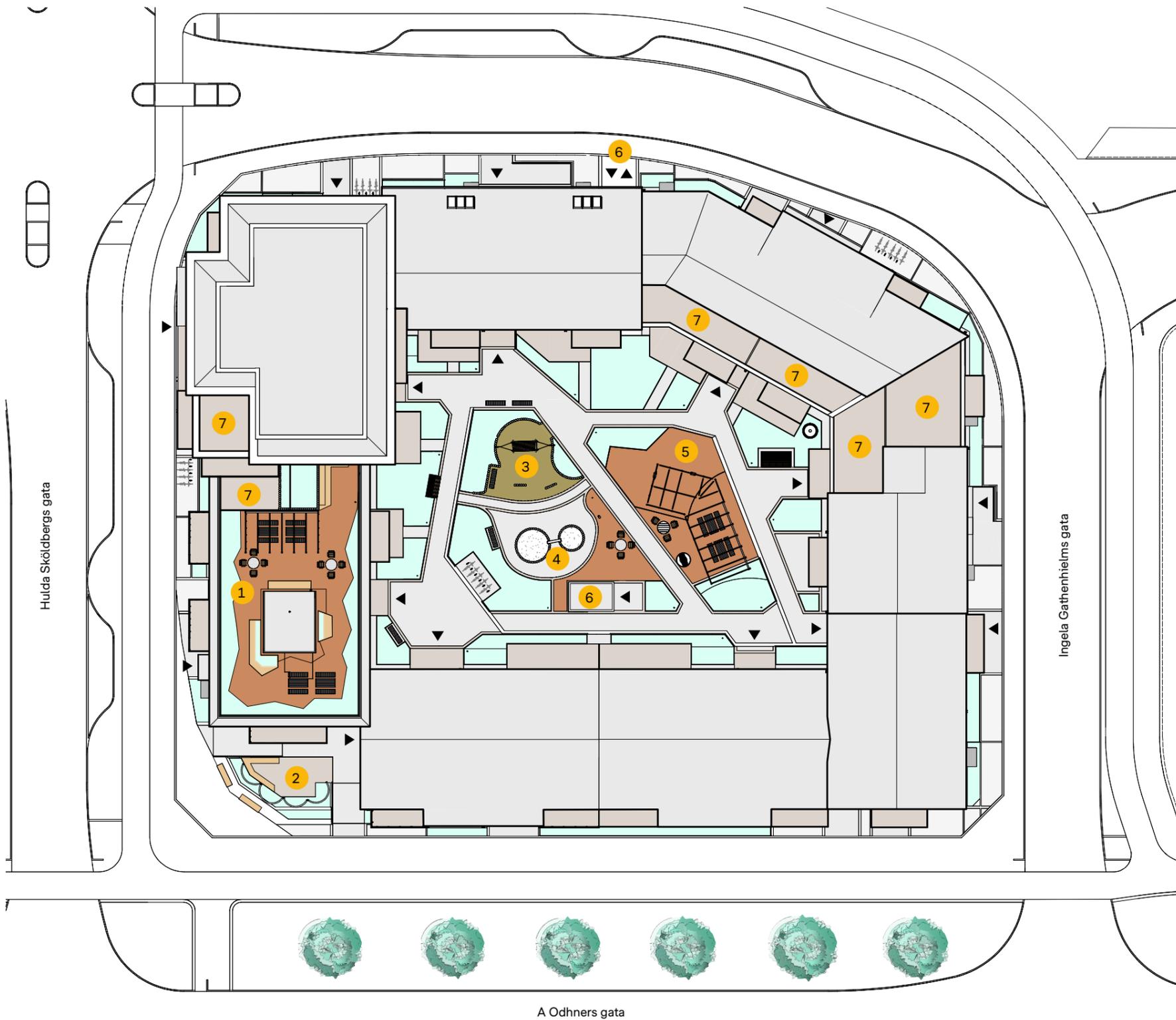
## The inviting courtyard

The communal courtyard is a meeting place for people of all ages. The cosy pergola offers comfy furniture, attractive lighting and, of course, plenty of greenery. The surrounding areas provide space for table tennis and feature elements inspired by nature. Everything to create a sense of community for you and your neighbours.

## The Explora Neighbourhood

Explora will comprise 207 apartments offering 1-5 rooms and a kitchen, and provide communal spaces with overnight accommodation, a communal rooftop terrace and a lush courtyard with a barbecue area and playground. Under the building, there will be a car park for those who need a convenient place to park. There will also be several commercial premises for rent in the building, which will add to the liveliness and sense of security in the area and contribute with income for the associations. The neighbourhood will consist of two associations being built in different phases, the first of which will be launched in February 2025 with the sale of 124 apartments.





### 1. Shared Terrace

Enjoy a cup of coffee or have a barbecue evening with friends and neighbors on the shared rooftop terrace.

### 2. Pocket park

Sit down in the small green city park at the edge of Explora.

### 3. Playing area

In the playing area there is, among other things, a hammock where the children can swing or the adults can relax for a while.

### 4. Sandbox

Let the little ones play and express their creativity in the sandboxes.

### 5. Pergola

Read a good book or have a coffee with neighbors under the pergola. There is also a barbecue and swings.

### 6. Garage Entrance

There are two entrances to the underground parking garage – one from the courtyard and one facing the street where the cars get in and out.

### 7. Private Terraces

Selected apartments on the top floor come with private rooftop terraces.







## Bonava and OBOS in Cooperation

With shared values such as environmental and social sustainability, and with the ambition to create vibrant and safe neighbourhoods, Bonava and OBOS have joined forces to create housing in Södra Änggården. Together, we're building the Explora neighbourhood, with 207 new tenant-owned apartments for those who want to be close to nature as well as city life.





## Are you an OBOS member yet?

As a member, the wait for your future home and life as a homeowner will be easier and a bit more fun. You'll get priority access to the apartments, extra security in your purchase and a range of benefits, offers and experiences.

### Get ahead of the queue when the sale starts

Would you like to increase your chances of getting the home of your dreams? When you become a member, you get priority access to both buying a home and selecting its location before others at the start of the sale. And the longer you've been a member, the further ahead you'll be in the queue when it's time to buy. In addition, you'll keep your queue time even after you've made your purchase, with the possibility of transferring it to a family member.

### Extra peace of mind in your purchase

If the sale of your old home doesn't go to plan, as an OBOS member, you can take advantage of our secure solutions. You can either apply for access protection, which allows you to postpone access for up to three months, or you can apply for protection against double housing costs. As a member of OBOS, you also have the opportunity to buy selected apartments through OBOS Shared Ownership. Read more on the next page.

### Benefits that save money and add value

Becoming a member is beneficial, both before and after buying a home. Maybe you want to renovate your current home before putting it up for sale or add colour to your new one? With great discounts on everything from home improvements to insurance and removal services, there's a lot of money to be saved. Not to mention special offers on concerts, hotel stays and travel. You'll also be invited to inspiring events and fun competitions, and you'll have the opportunity to win tickets to football matches, all for free!

You can find details of membership fees and all membership benefits at [obos.se/medlem](https://obos.se/medlem)



Read about OBOS member Johan who got priority access to his first apartment in Gothenburg.

# Buy half, live to the full with OBOS Shared Ownership

## OBOS Shared Ownership

Dreaming of your own home? Perhaps a first apartment, a more spacious home for the family or a fresh start after a change in life circumstances? With OBOS Shared Ownership, the road to your dream home can be both easier and safer. You can buy half the home but live to the full – a unique concept that makes it possible for more people to take the step to owning a home.

## Halving the deposit

OBOS Shared Ownership is a flexible and modern form of purchase that gives more people the chance to own their home. You choose how much of the new home you want to buy, between 50 and 90%, then OBOS buys the rest. This means you can reduce the deposit by up to 50% – a perfect solution for those who want to enter the property market but haven't been able to save up for a deposit.

## Flexibility to grow into your home

The aim of OBOS Shared Ownership is for you to own your entire home within a ten-year period. You have the opportunity to gradually buy out OBOS's share, based entirely on your finances and life circumstances.

"It's fantastic to see our members and customers gradually increasing their ownership share and approaching their dream of fully owning their home," says Cattis Carlén, Business Manager at OBOS Shared Ownership.

## Cooperation with leading banks

To make the purchase of a home even more secure, OBOS cooperates with both the state-owned SBAB and customer-owned Skandia on mortgages. By choosing established and reliable operators, we can ensure that you as a member receive clear terms and professional advice throughout the buying process.

## OBOS Shared Ownership – a smarter way to your dream home

Since its launch in 2021, over 200 homes have been purchased through OBOS Shared Ownership, and interest continues to grow. By sharing both the risks and the opportunities, we create a safe and sustainable route into the housing market.



## Your Home

Imagine being the first resident that can call a space their home. Here in Explora we're building 207 apartments of varying sizes – for those who want a social lifestyle close to nature.



# Your home

## Enjoy cooking and mealtimes

Cook and enjoy mealtimes with the family in the spacious kitchen with dining area.

## A place to socialise

From the layout to the design of the kitchen, smart storage and the size of the balcony, we create the conditions for a sense of community. Whatever the number of rooms in your new apartment, you can enjoy both long dinners and lively evening activities with friends and neighbours.

## How would you like to live?

A cosy studio apartment with a mezzanine? A well-planned two-room apartment with natural light throughout? A three-room apartment with a large patio? Or perhaps a four or five-room apartment with a roof terrace? No matter how large your home is, and whether you prefer an open or semi-open layout, you can be sure to find the apartment that suits you.

## Balcony or patio

In your new home, you can enjoy both breakfast and dinner outdoors. Most of the spacious balconies and outdoor

areas have views over the lush courtyard or further out over the Änggårdsbergen nature reserve. There's room for the whole family, and you can easily decorate your outdoor area with flowers and furniture. Some of the apartments in Explora will also have their own rooftop terrace, with lovely views of the neighbourhood.

## Timeless interior design

Living in a new home is both comfortable and stylish. With lightly-coloured and durable surfaces, a cosy and practical home is created for easier everyday life. The apartments are designed to provide space for socialising and communal activities as well as for relaxation and time to oneself.

## Form of tenure: tenant-owned property

When you live in a tenant-owned property, it means that you are part of a housing association, where you are responsible for the neighbourhood together with your neighbours.















# Room description

## Hall

**Floor**  
Parquet.

**Plinths**  
Glazed pine.

**Walls**  
Painted.

**Ceiling**  
Painted. Visible cormorants may occur.

**Other**  
Storage in scope according to floor plan. In some cases, a recessed electrical switch-board with hatch.

## WC/Shower/Washing facility

**Floor**  
Tiles.

**Plinths**  
Tiles.

**Walls**  
Tiles.

**Ceiling**  
Painted. Spotlights.

**Other**  
Toilet seat, washbasin with commode, mirror with lighting, washbasin mixer, shower with shower screen, toilet paper holder and towel hooks. Washing machine and tumble dryer with worktop or washer dryer with worktop according to floor plan.

## WC/Shower

**Floor**  
Tiles.

**Walls**  
Tiles.

**Ceiling**  
Painted. Ceiling luminaire.

**Other**  
Toilet seat, washbasin with commode, mirror with lighting, washbasin mixer, shower screen, toilet paper holder and towel hooks.

## WC

**Floor**  
Tiles.

**Walls**  
Painted. Tiles behind washbasin down to plinth.

**Ceiling**  
Painted. Lighting fixture.

**Other**  
Toilet seat, washbasin, mirror with lighting, washbasin mixer, toilet paper holder and towel hooks.

## Kitchen

**Floor**  
Parquet.

**Plinths**  
Glazed pine.

**Walls**  
Painted.

**Ceiling**  
Painted. Visible cormorants may occur.

**Other**  
Cabinetry and finishes according to basic style and kitchen plan. Worktop, splash-back, sink, sink mixer tap, under-cabinet lighting. Refrigerator and freezer or fridge-freezer according to floor plan. Induction hob, dishwasher, cooker hood with lighting. Microwave oven according to floor plan.

## Common room/Bedroom

**Floor**  
Parquet.

**Plinths**  
Glazed pine.

**Walls**  
Painted.

**Ceiling**  
White-painted panels with visible joints.

## Living room

**Floor**  
Parquet.

**Plinths**  
Glazed pine.

**Walls**  
Painted.

**Ceiling**  
Painted. Visible cormorants may occur.

## Passageway

**Floor**  
Parquet.

**Plinths**  
Glazed pine.

**Walls**  
Painted.

**Ceiling**  
Painted. Visible cormorants may occur.

**Other**  
Storage in scope according to floor plan.

## Bedroom

**Floor**  
Parquet.

**Plinths**  
Glazed pine.

**Walls**  
Painted.

**Ceiling**  
Painted. Visible cormorants may occur.

**Other**  
Storage in scope according to floor plan.

## Wardrobe

**Floor**  
Parquet.

**Plinths**  
Glazed pine.

**Walls**  
Painted.

**Ceiling**  
Painted.

**Other**  
Shelf and clothing rail on carrier strip with hanging rails. Storage in scope according to floor plan. Lighting fixture.

## Other

**Smoke alarm**  
**Interior doors** Smooth, white  
**Door frames** White  
**Window sills** in stone  
**Storage** The fittings in the sliding door wardrobe and wardrobe include a shelf and a clothing rail on a carrier strip with hanging rails. Where applicable, there are laundry cupboard and cleaning cupboard fittings in the sliding door wardrobe/wardrobe; see floor plan. Sliding door wardrobe doors are white with aluminium profiles.

# Building description

## Building

**Foundations**  
The foundations consist partly of driven steel or concrete piles on a fixed base, and partly of drilled steel piles with tension rods.

**Structure**  
The structure consists of concrete floors and load-bearing internal walls with prefabricated concrete elements.

**Facade**  
Painted prefabricated concrete elements or prefabricated concrete elements with embedded brick.

**Ceiling**  
Wooden roof trusses with varied roofing of strip-rebated sheet or brick tiles.

**Balconies**  
Concrete balcony slab. Balcony railing made of wrought iron or sheet metal. Light fittings and power sockets.

**Outdoor spaces**  
Screens between neighbouring patios. Light fittings and power sockets.

**Interior walls**  
Internal walls of plaster-clad stud framing.

**Windows and French doors**  
Factory-painted windows with insulating glazing. Inner sash and frame of painted wood, outer sash of painted aluminium.

**Entrance halls**  
Entrance halls with wood and glass elements. Automatic door and access control with tag. Painted walls.

**Apartment doors**  
Safety-rated revolving doors in painted steel. The doors are equipped with a bell and eyepiece.

**Doors to apartment buildings and technical facilities**  
Painted steel doors.

**Stairwells**  
Ground and first floors paved with granite ceramic. Stairs and stairways, including any concrete landings. Nameplate and mailboxes at the main entrance. Newspaper holder at each apartment door.

**Lift**  
Lift in each stairwell.

## Housing supplement

**Apartment storage**  
A storage area is provided in the garage for all apartments. All apartments have access to one storage area.

**Pram and wheelchair storage**  
Pram and wheelchair storage with sockets for charging wheelchairs are available.

**Waste management**  
Containers for sorting waste can be found in the kitchen. Waste containers are located in environmental room of the property.

**Bicycle storage**  
Bicycle storage is available in the basement and at street level. Bicycle parking is also available adjacent to the courtyard.

**Car park/garage**  
The garage is located under the courtyard and there is also an external mobility house in the area.

## Installations

**Heating and ventilation**  
The building is supplied with heating from a district heating system and the apartments are heated by hydronic radiators. Ventilation with an extract and supply air system with recirculation (FTX).

**Electricity and media**  
Electricity and media units for TV, telephony and broadband are available in each apartment. Individual measurement and charging of electricity consumption.

**Tap water**  
Individual metering and charging of hot water consumption.

**Other**  
Commercial premises: Two premises belonging to Brf Explora Vision on street level, which are approx. 176 sqm and 89 sqm respectively. Communal premises such as courtyard, rooftop terrace, garage, hobby room, lounge with overnight accommodation.

# Design Your Home

## Interior design choices

We usually describe the style of the homes we create as minimalistic. The style concept developed by our interior designers and architects creates a uniform and timeless home, where colour choices and materials, such as wood and stone, age beautifully and withstand a lot of use.

With a foundation of lightly-coloured walls and wood-strip oak parquet, it's easy for you to create a home that reflects you. If you want to add more colour to the walls or choose a lighter floor, you can make several choices before moving in.

## Your kitchen style

You can choose from a range of styles when creating your dream kitchen. From traditional to more outspoken combinations, in everything from worktops to handles. The style concept Basic is included in all our kitchens, but you can also choose between Modern, Elegant, Classic and Contrast, and upgrade your kitchen with optional packages and features. In our interior design studio at [bonava.se](http://bonava.se), you can explore our kitchen and bathroom styles, and read more about how to make your choices.

## A sustainable choice

For several reasons, we have also placed great emphasis on sustainability in the design. Among other things, to ensure a healthy living environment for both current and future generations. All our homes are designed according to the Nordic Swan Ecolabel requirements. The materials we use are durable and practical, without compromising on aesthetics. Efficient use of living space and ergonomic solutions are two other examples of how we work with sustainable design.

## See and Feel

Before it's time to choose your interior design, you'll be invited to a meeting to discuss style options. It will give you the opportunity to see the materials and products, and get advice from our interior design coordinator.

## Kitchen in your own style

Choose between the styles Basic, Modern, Elegant, Classic and Contrast.



How do you want to furnish your new home? With lightly-coloured walls and oak parquet, you can easily choose a design to reflect your style.

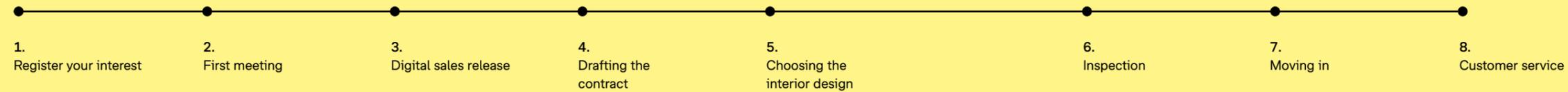
## One kitchen – a variety of styles

Once you've bought a new home, you'll have several exciting choices ahead of you.



The journey to the creation of your new home should be both safe and enjoyable. Here's how it works.

## Buying a new home



### 1. Register your interest

Get the latest updates about the new neighbourhood by registering at [bonava.se/explora](https://bonava.se/explora)

### 2. First meeting

We'll tell you about the progress of your new home, what is available in the area and which layouts you can choose from.

### 3. Digital sales release

When the sale starts, you can sign up for our digital queuing system.

### 4. Drafting the contract

Now it's time to sign the contract. Our estate agent will inform you about the different contracts and payment options available to you.

### 5. Choosing the interior design

We'll invite you to a meeting to discuss style options, and tell you about our concepts, materials and options.

### 6. Inspection

An impartial inspector will carry out a final inspection with you before you move in.

### 7. Moving in

You now have a new home. Before moving in, you will need to pay the final instalment and any optional extras.

### 8. Customer service

We'll contact you once you've settled in to make sure everything is working as it should.





## A secure purchase

Here we highlight some of the benefits of buying a home from us.



### Fixed price

You always buy at a fixed price from us and can avoid the stressful and unpredictable bidding process.



### OBOS Shared Ownership

You buy half the home, or more, and live in it to the full - which means you don't need to make a big deposit or take out a hefty loan.



### Maintenance-free

Moving into a brand new home is a special feeling. At the same time, you avoid costly renovations and unexpected expenses.



### Long-term experience

We've been building homes since the 1930s, and held strong through all the ups and downs in the housing market.



### Let us guide you

Our knowledgeable estate agents and interior design coordinators will help you all the way.



### We offer you protection

If you do not sell your current home, become unemployed or in case of death.



### Low operating costs

A well-insulated and energy-efficient home means low operating costs. And you'll have more left over for other things.



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Follow us at @bonavasverige and @obos.se

## The Explora Neighbourhood in Södra Änggården

**Number of homes:** 124 in the first stage

**Property type:** Apartment

**Form of tenure:** Tenant-owned property in Brf Explora Vision

**Number of rooms:** 1–5 rooms and kitchen

**Size:** 30–102 sqm

**Ready for move-in:** Provisionally from early 2027



Read more about the neighbourhood  
at [bonava.se/explora](https://bonava.se/explora)