

# Explora Premium in Södra Änggården

Apartments in Explora Premium: 21-1801 | 21-1802  
21-1803 | 22-1701 | 22-1801 | 22-1802 | 23-1701

  
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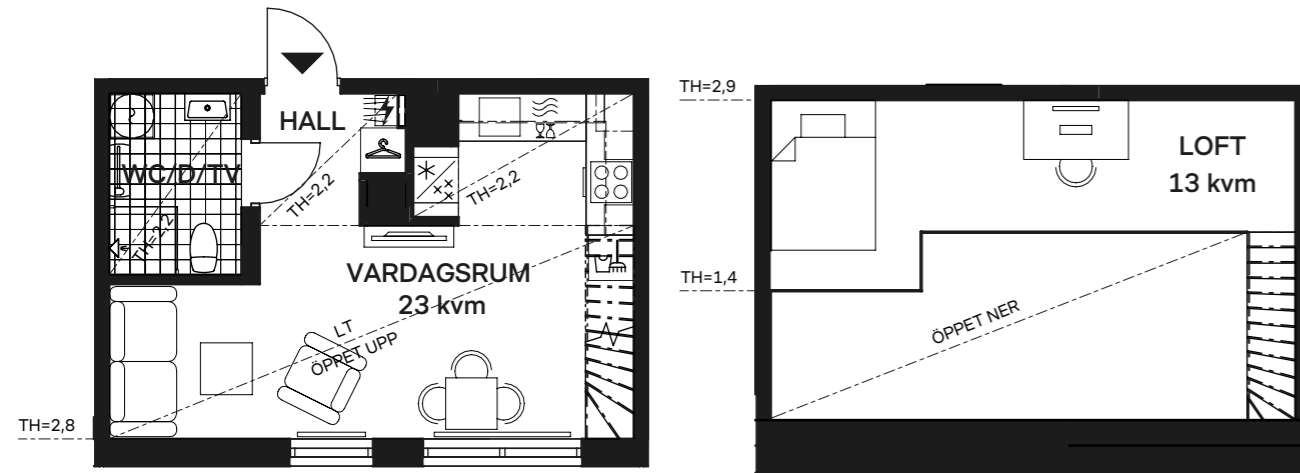


## Discover Explora Premium

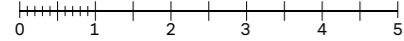
Explora Premium apartments give you that little extra when you buy your new home. Here you'll live in a very attractive location on the top floor of the building, where the apartments have high ceilings and some have private rooftop terraces. In addition, all homes come with upgraded materials, included free of charge – making your home a place to truly enjoy. The first stage of the Explora Premium offering comprises seven apartments with 1–5 rooms and kitchen.

The brochure and visualisations have been created at an early stage of production. We reserve the right for any printing errors and changes.

31+13KVM | 1  
KVM LOFT | ROK



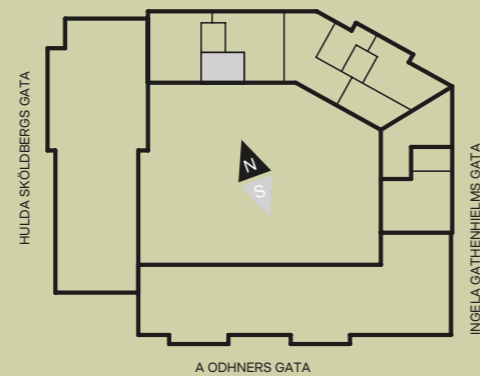
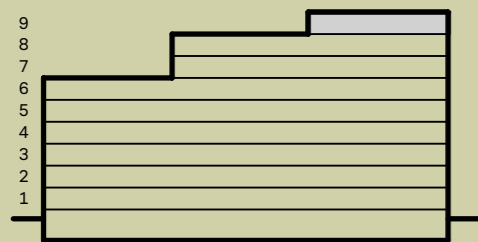
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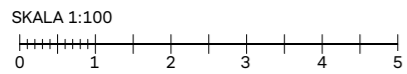
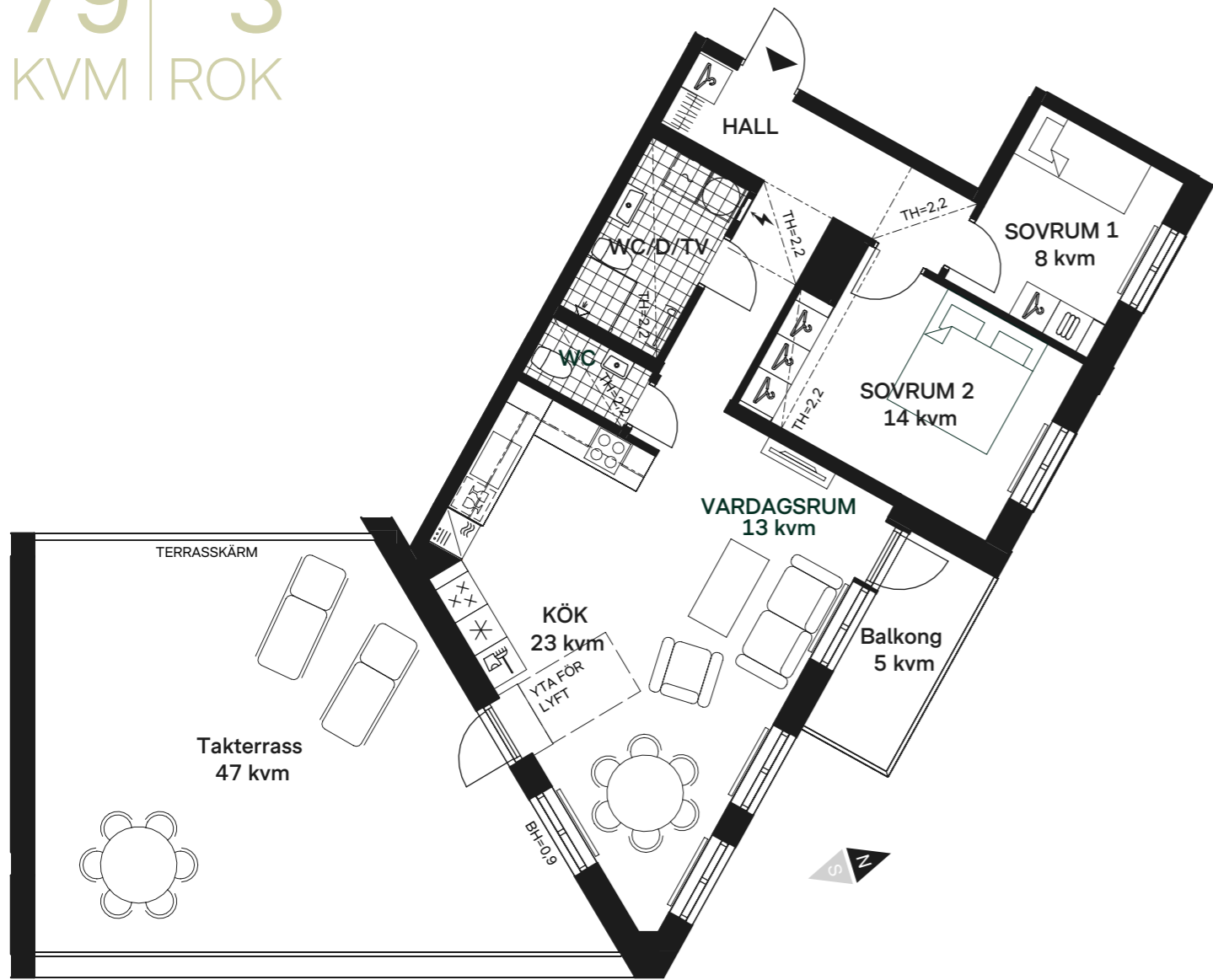
#### Apartment 21-1802

Welcome to this cosy one-room apartment on the top floor of the building, which is unique in its kind. It boasts a well-planned 31 sqm layout, and there is also a mezzanine sleeping area of 13 sqm, which creates extra living space

in the apartment. With a charming sloping ceiling and a view over the courtyard, this is a home you can enjoy for many years to come.



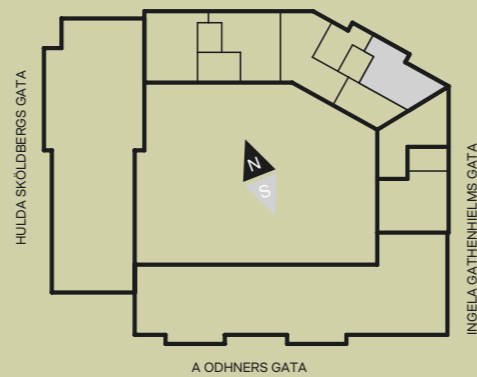
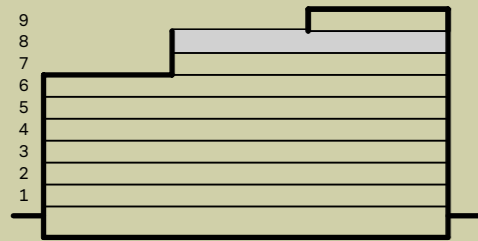
79 | 3  
KVM | ROK



**Apartment 22-1701**

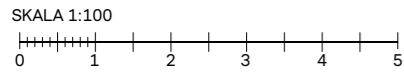
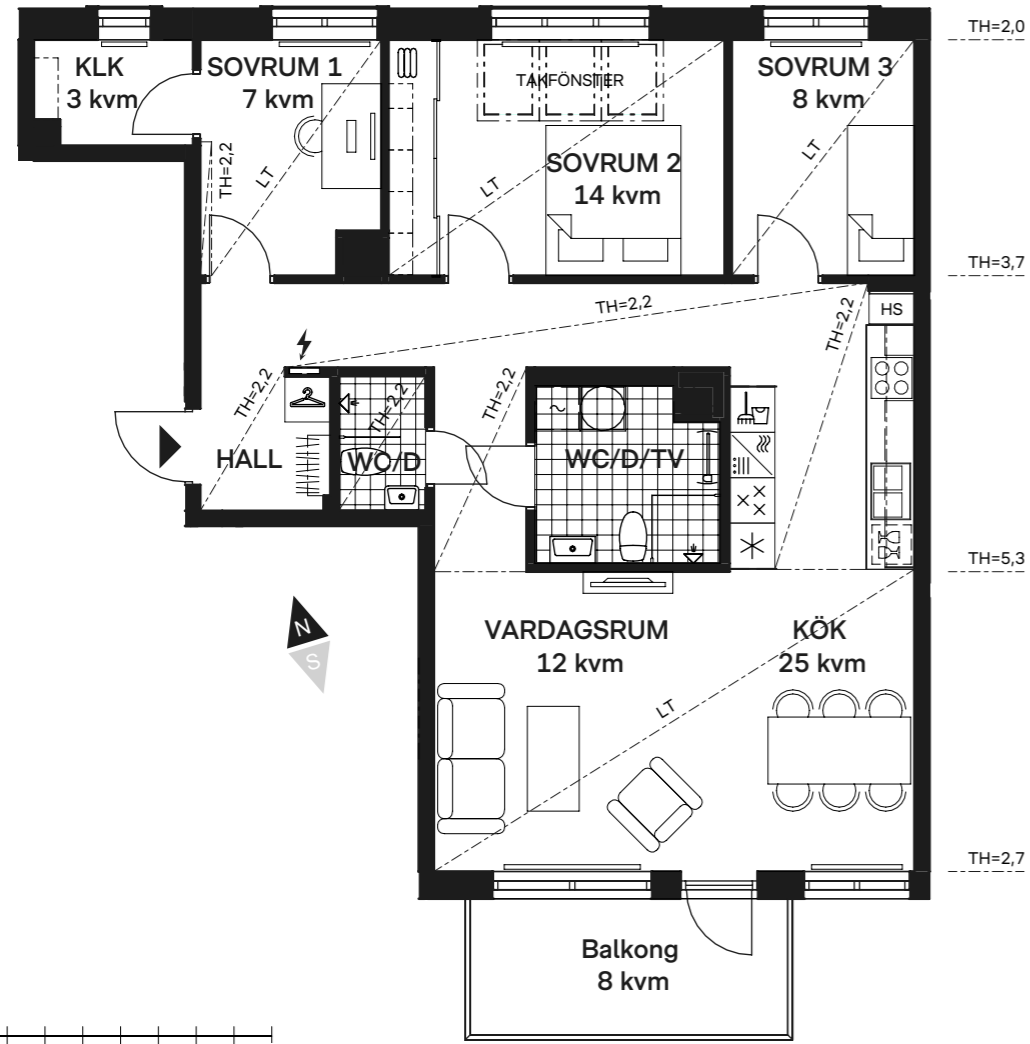
Welcome to this well-planned three-room apartment totaling 79 sqm. It not only has a balcony, but also a luxurious rooftop terrace of 47 sqm. It offers an open-plan living room and kitchen, creating an attractive lounge area, and

in the kitchen you can install a kitchen island if you wish. In addition to the large bathroom, there is an extra toilet – convenient for both family and guests.



Visualisation of apartment 22-1701. The brochure and visualisations have been created at an early stage of production. We reserve the right for any printing errors and changes.

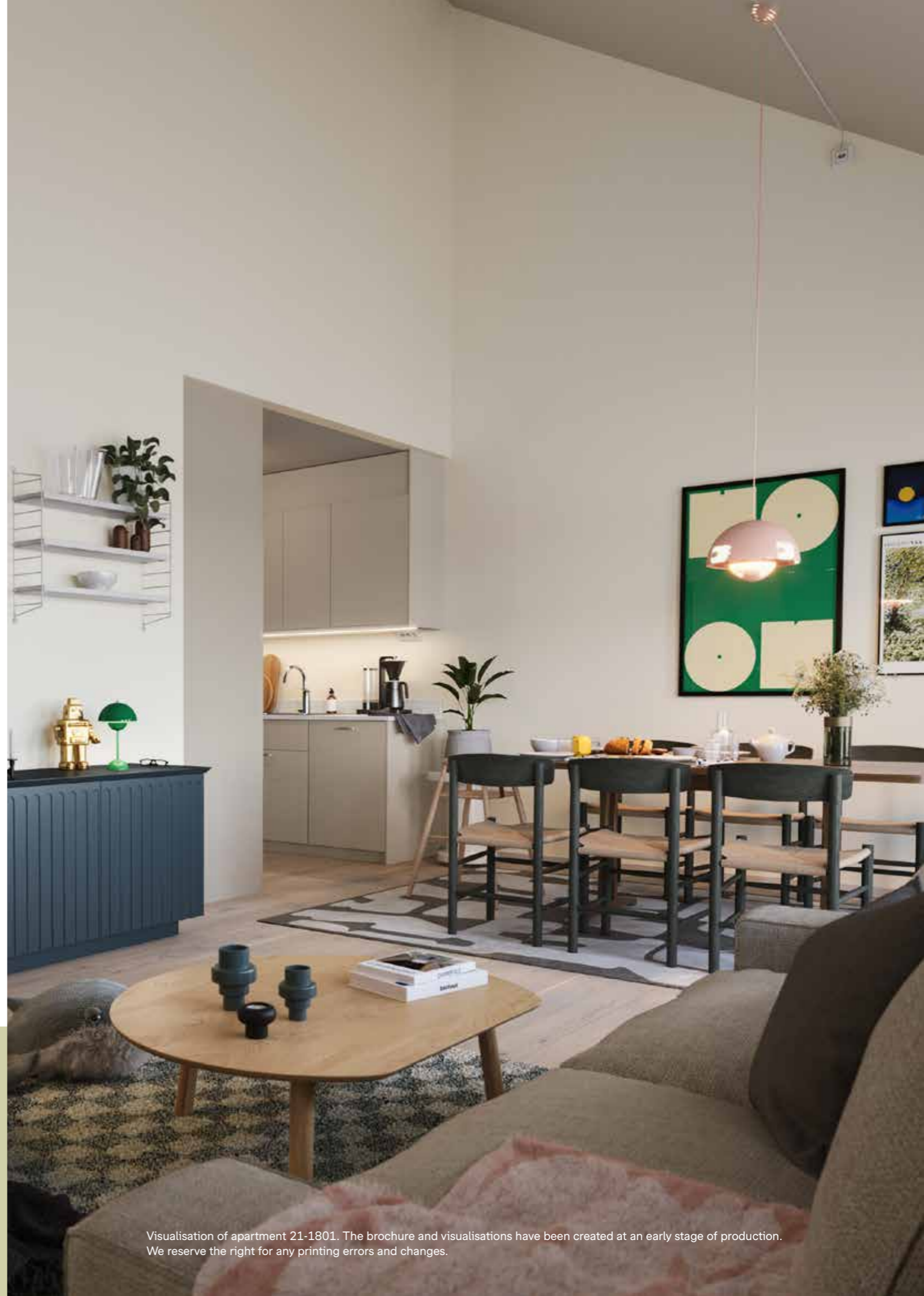
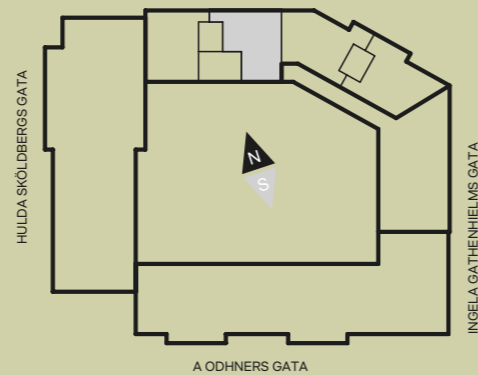
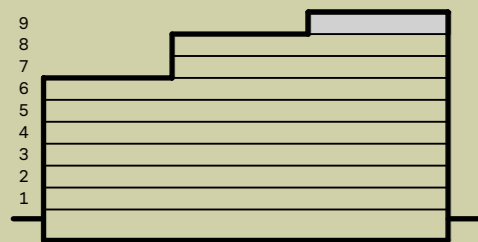
92 | 4  
KVM | ROK



**Apartment 21-1801**

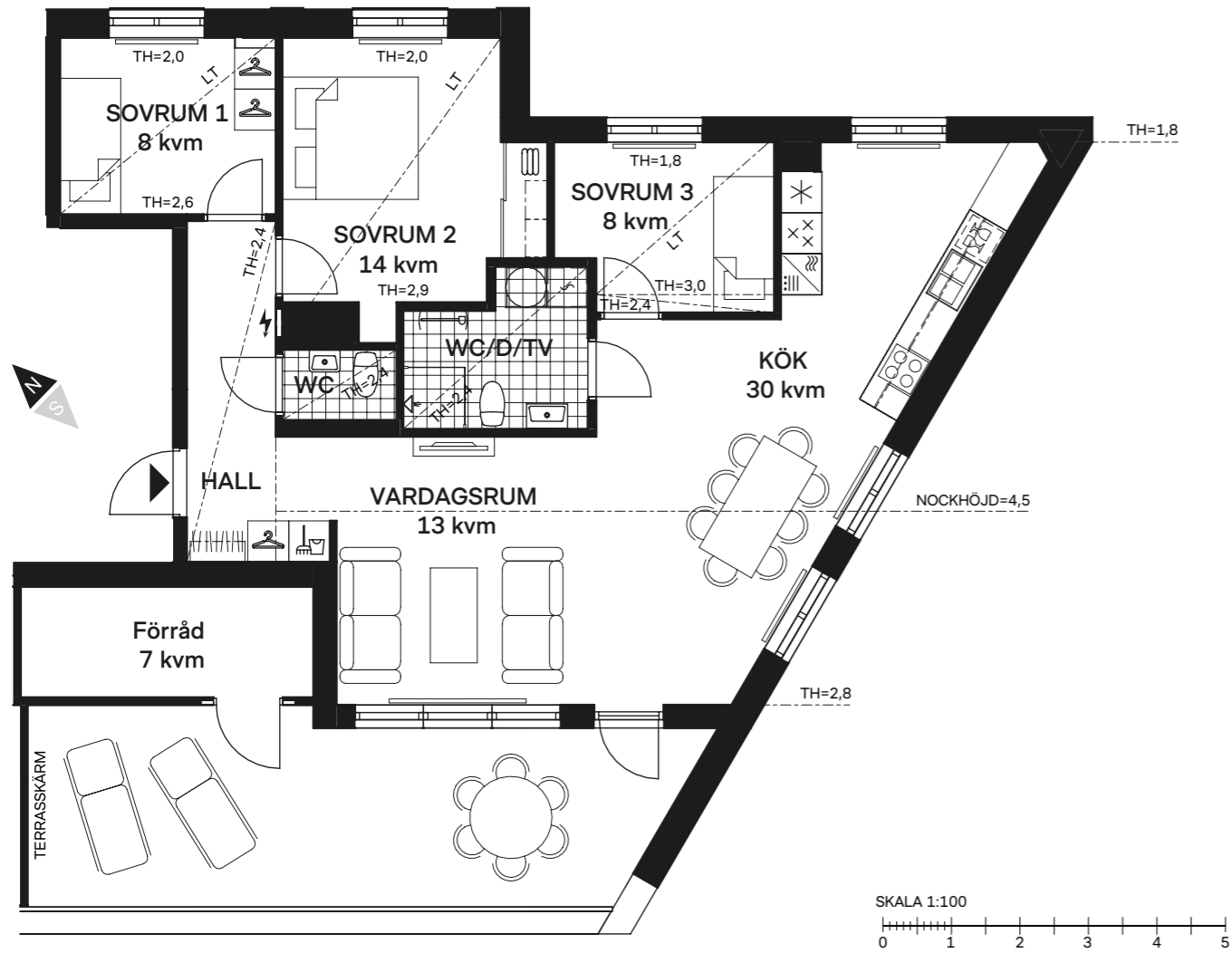
Welcome to this spacious four-room apartment of 92 sqm with a south-facing balcony. It offers two bathrooms, a large lounge area and three bedrooms with views over Änggårdsbergen nature reserve. One of the bedrooms features a walk-in wardrobe, while another bedroom has

a lovely skylight where you can admire the stars at night. The apartment is located on the top floor of the building and has charming sloping ceilings with 5.3 m ridge height at the highest points.



Visualisation of apartment 21-1801. The brochure and visualisations have been created at an early stage of production. We reserve the right for any printing errors and changes.

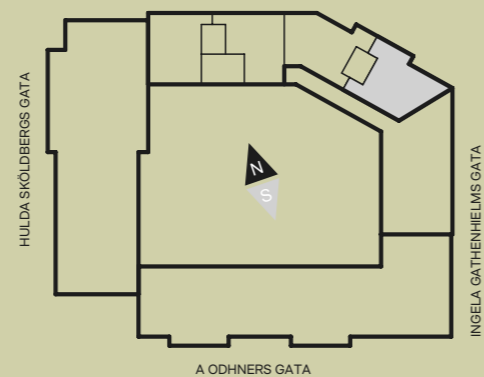
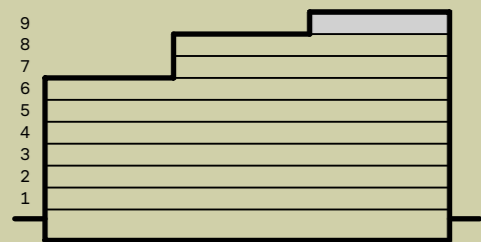
92 | 4  
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**Apartment 22-1801**

Welcome to this spacious four-room apartment of 92 sqm, with windows in three directions that make it wonderfully bright throughout. The apartment has a large rooftop terrace of 26 sqm, where you will also find a sizeable storage.

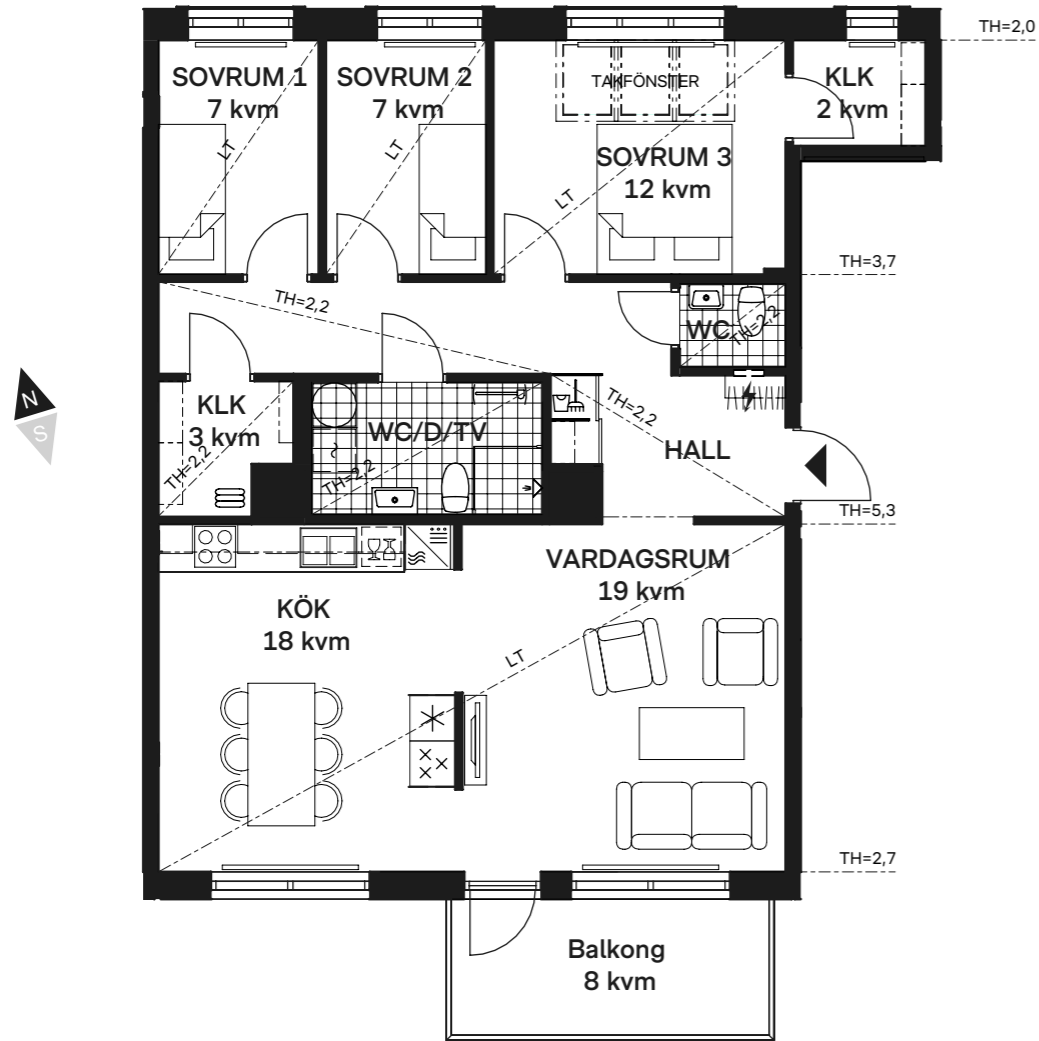
The living room and kitchen form an open lounge area, with space for both a large dining table and a smaller kitchen table. The three bedrooms overlook Änggårdsbergen nature reserve, and there is a spacious bathroom as well as an extra toilet. The sloping ceiling of the apartment reaches a ridge height of 4.5 m.



Visualisation of apartment 22-1801. The brochure and visualisations have been created at an early stage of production. We reserve the right for any printing errors and changes.



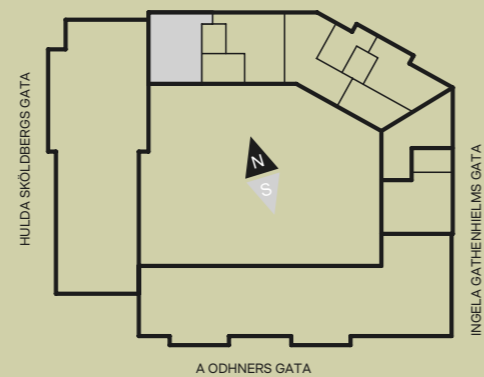
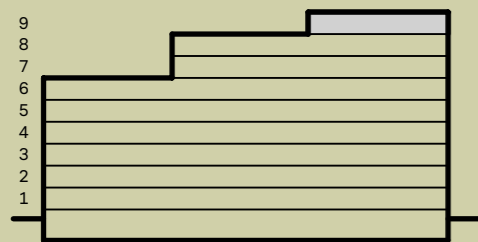
93 | 4  
KVM | ROK



#### Apartment 21-1803

Welcome to this well-planned four-room apartment totaling 93 sqm with a south-facing balcony. The apartment has a large lounge area, a bathroom, an extra toilet and three bedrooms with views over Änggårdsskogen nature reserve. The master bedroom receives a lot of natural light thanks

to the large skylight, and it also features a walk-in wardrobe that can double up as a children's room or office. The apartment is located on the top floor of the building, and has charming sloping ceilings with a ridge height of 5.3 m at the highest points.



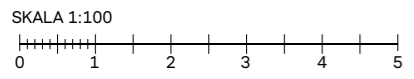
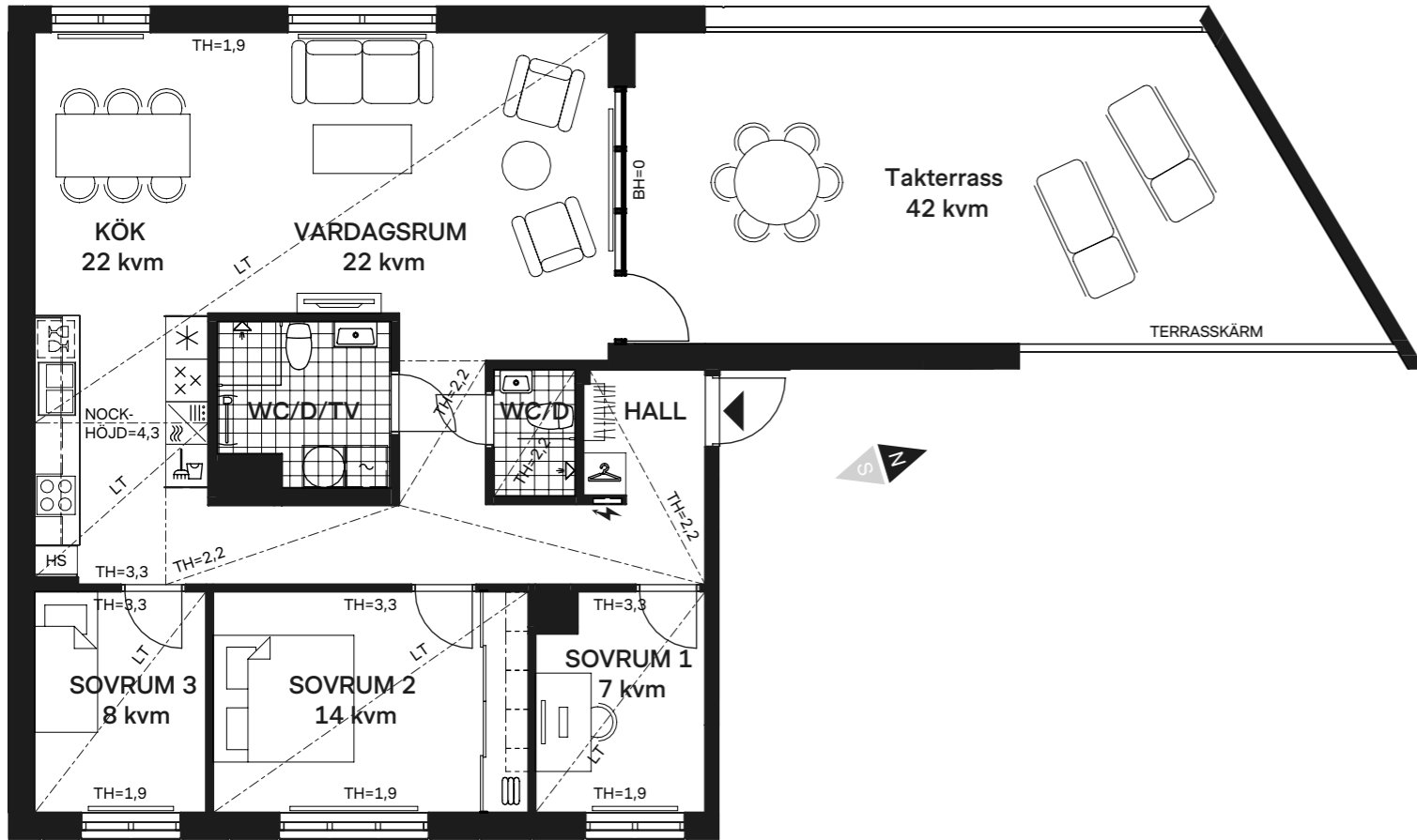
Visualisation of apartment 21-1803. The brochure and visualisations have been created at an early stage of production. We reserve the right for any printing errors and changes.







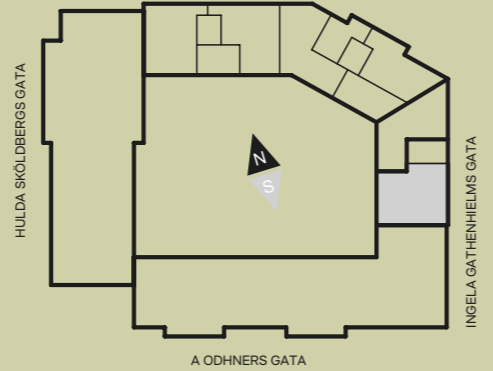
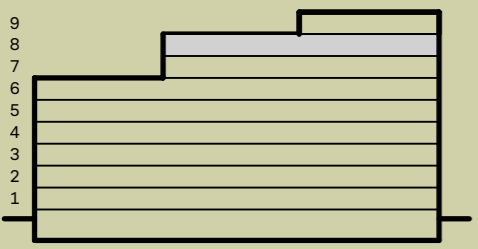
98 | 4  
KVM | ROK



**Apartment 23-1701**

Welcome to this well-planned four-room apartment of 98 sqm, which also features a rooftop terrace of 42 sqm. The large lounge area between the kitchen and living room receives a lot of natural light from the glass panels

to the rooftop terrace, and the ridge height of this apartment reaches 4.3 m. The three spacious bedrooms have charming sloping ceilings, and the two bathrooms offer both comfort and convenience for family and guests alike.



Visualisation of apartment 23-1701. The brochure and visualisations have been created at an early stage of production. We reserve the right for any printing errors and changes.



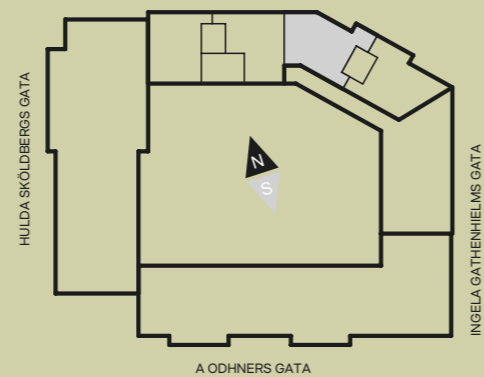
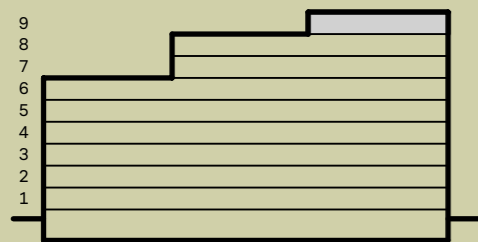
96 | 5  
KVM | ROK



**Apartment 22-1802**

Welcome to this well-planned five-room apartment of 96 sqm, which features a luxurious rooftop terrace of 30 sqm, including a large storage. The apartment has four bedrooms with attractive sloping ceilings, a spacious













bathroom and an additional toilet. In the large open lounge area between the living room and the corner kitchen, the sloping ceiling reaches a ridge height of 4.5 m.



Visualisation of apartment 22-1802. The brochure and visualisations have been created at an early stage of production. We reserve the right for any printing errors and changes.



# List of symbols

	Dishwasher		Washing machine
	Built-in induction hob with oven		Tumble dryer
	Built-in induction hob		Coat rack
	Refrigerator and freezer		Clothing storage
	Refrigerator		Linen cabinet
	Freezer		Cleaning cabinet
	Tall cabinet with oven/microwave		Electrical panel
	Microwave		Radiator
	Overhead cabinet		Reinforced wall for TV mounting
	Shower wall	HS	Tall cabinet
	Heated towel rail	BH	Sill height
	Combination washer-dryer	LT	Sloping ceiling

Ceiling height apartment 2X-XXXX: CH = 2.5m unless otherwise stated.  
 Ceiling height apartment 3X-XXXX: CH = 2.6m unless otherwise stated.  
 Local recesses in the ceiling may occur.  
 Dado height is 0.6m unless otherwise stated.  
 Square meters are approximate.  
 Measurements are given in meters.  
 All interior fittings are installed according to the floor plan.  
 Boundary of allocated land. - - - - -



# Your Home

## Quality in every detail

The interiors of Explora Premium are carefully designed using high-quality, durable materials that combine functionality and aesthetics. The walls and ceilings create a neutral base for your interior design, where you have the opportunity to choose from our colour palette according to your personal style and feel. The solid, smooth interior doors have a sound-absorbing effect. To create atmospheric lighting, we have installed a lighting rail with spotlights in selected rooms.







Inspiration picture of the Contrast style.

## Kitchen

Welcome to a place made to enrich life's most important moments. The kitchen boasts a combination of practicality and aesthetics in its design. In Explora Premium, you can choose between different kitchen styles free of charge – Contrast, Elegant, Modern and Classic.

There are also upgraded appliances here – to enhance the cooking experience at home, the built-in convection oven with steam function makes it easy to bake, fry and steam your food, with professional results. The sous vide cooking function allows you to cook food perfectly at low temperatures. The upgraded induction hob with bridging function makes it easy to cook with larger cookware, as

two plates can be combined to create a large one. Timers can be set for each cooking zone, so it switches off automatically when the time is up – an easy way to cook when you're preparing many dishes at the same time. In other words, it's never been easier to cook with a restaurant feel at home. And when it's time for washing the dishes, the dishwasher has a smart feature that makes it easy to lift the dishwasher basket to the perfect height. A built-in microwave is included, and for wine connoisseurs, a wine cooler can be added as an option in selected apartments.



## Bathroom

For the bathroom, you can choose between Warm, Cold and Basic styles free of charge – all so that your bathroom reflects your personal style. Dimmable spotlights allow you to adjust the light as needed. With electric floor heating, you get the ultimate comfort, whatever the season. The towel warmer with timer keeps your towels warm and comfortable for the early mornings. The glass shower screen is foldable, making it easy to free up floor space when needed. The mirror cabinet has recessed lighting and the sink comes with two drawers for easy storage. Beside the washing machine and dryer, or washer-dryer combo, there is a workbench that's handy when sorting and folding laundry. Above the bench, there are wall cabinets for extra storage.

### Your Home – Your Choice

The apartments in Explora Premium come with an upgraded interior in warm, natural tones as standard. However, a home should be an expression of your personal style and taste. That's why you can choose from our style concepts when you buy an Explora Premium home. To help you, our experienced interior designers will guide you through the choices and put together a proposal that suits you. You will be invited to a meeting to discuss and choose the style for you and you can also book a private meeting to personalise your new home.



## Contrast

The Contrast style concept uses different materials to create a luxurious and vibrant feel. The doors with integrated handles together with the vertical glazed tiles and quartz composite worktop give the kitchen a stylish and sophisticated look.

A wall-mounted cooker hood with stylish, clean lines is included in the Contrast style concept. The built-in fridge, freezer and dishwasher, together with the stainless steel and black appliances, give the kitchen a modern feel.

### Specifications

- Doors with integrated handles
- Quartz composite worktop with glazed tile splash guard, in vertical position
- Built-in fridge-freezer
- Built-in dishwasher
- Induction hob
- Wall-mounted cooker hood
- Stainless/black oven and microwave

In this style, you can choose between the following doors, splash guards and worktops.



Dark Grey    Black    Beige    White



Glazed White    Glazed Light Beige



Stone-patterned quartz composite Black    Stone-patterned quartz composite Light grey/beige    Ash wood



Marbled quartz composite Dark beige    Marbled quartz composite Dark grey    Marbled quartz composite White



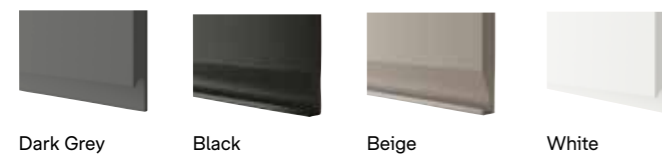


## Elegant

The Elegant style concept creates a kitchen that exudes a warm, soft look, and, as the name suggests, an elegant expression. The smooth doors with integrated handles together with a worktop and splash guard in quartz composite reinforces the clean and simple lines of the kitchen.

The appliances come in stainless steel and black, and the built-in dishwasher blends in harmoniously with the rest of the kitchen.

In this style, you can choose between the following doors and worktops. The colour of the splash guard depends on your choice of worktop. You can choose between a 20 cm or 50 cm high splash guard.



Dark Grey

Black

Beige

White



Stone-patterned quartz composite  
Black

Stone-patterned quartz composite  
Light grey/beige

Marbled quartz composite  
Dark beige

Marbled quartz composite  
Dark grey

Marbled quartz composite  
White

### Specifikation

- Smooth doors with integrated handles
- Quartz composite worktop and splash guard
- Undermount sink
- Freestanding fridge-freezer in stainless steel and a built-in dishwasher
- Induction hob
- Built-in cooker hood
- Stainless/black oven and microwave





## Modern

The Modern style concept features authentic materials with a modern look. The smooth doors combined with the grooved handles and a quartz composite worktop and splash guard give the kitchen a balanced, modern look.

The built-in fridge and freezer blend seamlessly into the kitchen, together with the oven, microwave and cooker hood in black and stainless steel.

### Specifikation

- Smooth doors with handles on worktop cabinets and push-to-open function on wall cabinets
- Quartz composite worktop and splash guard, painted above
- Undermount sink
- Built-in fridge, freezer and dishwasher
- Induction hob
- Built-in cooker hood
- Stainless/black oven and microwave

In this style, you can choose between the following doors, handles and worktops. The colour of the splash guard depends on your choice of worktop. You can choose between 20 cm or 50 cm high splash guard.



Beige

Grey Green

Grey

White



Antique Bronze



Stainless Look



Black



Stone-patterned quartz composite  
Black



Stone-patterned quartz composite  
Light grey/beige



Marbled quartz composite  
Dark beige



Marbled quartz composite  
Dark grey



Marbled quartz composite  
White



## Classic

The Classic style concept perfectly balances the past, the present and the future. The frame doors together with the white bevelled tiles give the kitchen a homely feel that is both traditional and timeless.

The concept includes a wall-mounted cooker hood in a rounded design that gives a soft impression, and a built-in dishwasher that blends in nicely with the rest of the kitchen.

### Specifikation

- Frame doors, with handles on drawers and knobs on wall cabinets
- Ash or quartz composite worktop with white tile splash guard and bevelled edges, semi-interlocking
- Undermount sink
- Freestanding fridge-freezer in stainless steel and a built-in dishwasher
- Induction hob
- Wall-mounted cooker hood
- Stainless/black oven and microwave

In this style, you can choose between the following doors, handles and worktops. The colour of the splash guard depends on your choice of worktop.



Grey Green

Grey

White



Tin

Stainless Look

Black



Stone-patterned quartz composite Black

Stone-patterned quartz composite Light grey/beige

Ash wood



Marbled quartz composite Dark beige

Marbled quartz composite Dark grey

Marbled quartz composite White



Stilkoncept Klassisk tillsammans med vitvarupaketet Rostfritt/Svart



## Kitchen appliances

To enhance the cooking experience at home, the built-in convection oven with steam function makes it easy to bake, fry and steam food. The sous vide cooking function allows you to cook food perfectly at low temperatures. The induction hob with bridging feature makes it easy to cook with larger cookware, as two plates can be combined to create a large one. The built-in dishwasher has a ComfortLift feature, which means that the lower basket raises to a comfortable height. It also has a TimeBeam feature that shows the status of the dishwasher programme, so you can easily see how much time is left.

### Premium Plus

- Induction hob with bridging and power boost functions.
- Stainless steel/black SteamPro oven with Steamify feature, automatic cooking programmes and pyrolytic cleaning.
- Built-in microwave in stainless steel/black, with a special feature that allows you to save settings for different dishes.
- Fridge and freezer
- Built-in dishwasher with ComfortLift and TimeBeam

### Wine cooler SEK 24,900

Keeps the wine at the ideal temperature. It allows you to easily adjust the temperature between 5°C and 20°C according to the temperature you want for your wine. The wine cooler can hold up to 18 bottles.

\*Wine cooler can be selected as an option in apartments where the oven and microwave are installed in high cabinets. Wine cooler mounted in cabinet under the oven.

## Interior design packages

All the apartments have fresh, white-painted walls, giving you a neutral base on which to express your personal style. The flooring consists of two-strip oak parquet with white skirting boards. The solid white interior doors provide contrasting atmospheres when they are open and closed.

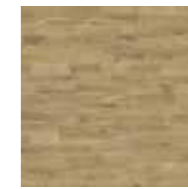
If you want to choose a different wall colour or parquet floor, there are several options available.



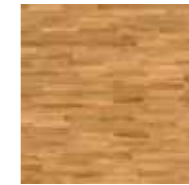
White-glazed oak, 1-strip



Matt oak, 1-strip



Light brown oak, 2-strip



Matt oak, 3-strip



White pigmented ash, 3-strip



White-glazed oak, 3-strip



Warm grey oak, 3-strip

### Wall colour

- Warm white 0502-Y
- White 0500-N
- Grey 1500-N
- Beige 1502-Y

### Floor

#### 1-strip

- White-glazed oak, 1-strip
- Matt oak, 1-strip

#### 2-strip

- Light brown oak 2-strip

#### 3-strip

- Matt oak, 3-strip
- White pigmented ash, 3-strip
- White-glazed oak, 3-strip
- Warm grey oak, 3-strip

### Mirror cabinet\*, SEK 6,900/11,900

- Sliding doors with mirrored glass
- Four movable wire baskets

\*The number of doors on the sliding door wardrobe can be found on the floor plan. For apartments with sliding doors under sloping ceilings, it is not possible to select the "Mirror cabinet" package as an option.





The bathroom visualisation is at an early stage of production; deviations may occur.

## Cold

### Specifications

- Grey tiles on wall 30x60
- Grey tiles on floor 10x10
- Shower enclosure
- Sink with two drawers
- Mirror cabinet
- Wall-mounted cabinet
- Electric towel warmer
- Ceiling spotlights with dimmer function



The bathroom visualisation is at an early stage of production; deviations may occur.

## Warm

### Specifications

- Beige tiles on wall 30x60
- Beige tiles on floor 10x10
- Shower enclosure
- Sink with two drawers
- Mirror cabinet
- Wall-mounted cabinet
- Electric towel warmer
- Ceiling spotlights with dimmer function



The bathroom visualisation is at an early stage of production; deviations may occur.

## Basic

### Specifications

- Tiles on wall 30x60
- Tiles on floor 10x10
- Shower enclosure
- Sink with two drawers
- Mirror cabinet
- Electric towel warmer
- Wall-mounted cabinet
- Ceiling spotlights with dimmer function

## Bathroom options

### Shower plus, SEK 10,900

- Shower mixer and ceiling shower in chrome
- Shower screen with semi-frosted glass

### Washer-dryer plus\*, SEK 16,900

- Washing machine 10.5 kg
- Self-dosing, fully automatic washing machine
- Tumble dryer 9 kg

\*Only applies to side-mounted washer-dryer.







Bonava Sverige AB  
Visiting address  
Östra Hamngatan 5  
411 10 Göteborg

info@bonava.se  
bonava.se

Tel: 08-409 544 00

Org.nr 556726-4121  
VAT nr SE 556726412101

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Bonava reserves the right to make changes to its range. Images and visualisations may vary. If a product is discontinued, it will be replaced with an equivalent product. Please note that it is not possible to order other interior design elements than those presented in our sales material. The kitchen set-up in your new home will be adapted to your choice of style concept. However, it is not possible to change the kitchen layout according to personal preferences as this affects the electricity, plumbing and construction time. On the kitchen drawing you receive from us, you can see what your kitchen will look like and what is included.

Edition: 001

Follow us at @bonavasverige and @obos.se

OBOS Nya Hem AB  
Visiting address  
Råsundavägen 4  
169 67 Solna

info@obos.se  
obos.se

Tel: 010-434 14 00

Org.nr 559269-1983  
VAT nr SE 559269198301

