



## Troja, Kännärsvägen 57-69 (odd numbers)

### Key facts

**Construction start:** March 2024

**Move-in:** September 2026 and January 2027

**Architect:** mooi arkitekter

**Design and build contractor:** Nimab

**Apartments:** 312

### General information

#### Design

Troja consists of seven buildings of varying sizes and heights, divided into two blocks. The buildings are 3–7 storeys high and frame two green and sheltered courtyards.

There are a total of 312 apartments with space for approximately 500 students. Around 200 are one-room apartments, while the remaining apartments have 2–4 rooms and a kitchen for friends or couples who want to share a home. Many apartments have a balcony or patio, and the larger apartments are equipped with a dishwasher.

The façades are mainly rendered, with elements of wood and corrugated metal sheeting at entrances and between windows. Along the blocks there are low cycle parking structures with trellis walls and sedum roofs.

The courtyards offer spaces for socialising, studying and relaxation in a green and pleasant environment.

#### Locks, doors and entrance

The buildings are always locked and equipped with an access control system that ensures only residents can enter.

Instead of an entry phone system, there is an opening button next to the front door in each apartment. Visitors call the person they are visiting directly, who then unlocks the building entrance door from inside. This solution reduces the risk of unauthorised access.

#### Laundry room

Laundry rooms are located on the ground floor at Kämnärsvägen 59 and 67.

Laundry times can be booked via the website or on the digital booking board in the same building as the laundry room. The washing machines have automatic detergent dosing, which means you do not need to buy your own detergent.

#### Bicycle parking

Each room in the apartments has its own outdoor bicycle space under a roof. The space is marked with the apartment number.

#### Apartment storage

All apartments have an associated storage unit. The storage number is stated in the tenancy agreement.

#### Smoke-free student housing

Troja is a smoke-free housing area. Smoking is not permitted indoors, either in apartments, shared spaces, stairwells or laundry rooms.

#### Waste sorting

Waste stations and bulky waste stations are located along Kämnärsvägen. [Information on how to sort your waste can be found on the website.](#)

### **Heating and ventilation**

Ventilation means that the air in the apartment is continuously replaced with fresh air and is necessary to maintain a healthy indoor environment.

Air extracted from the bathroom and cooker hood passes through a heat exchanger in the building's ventilation system. The heat is transferred to the fresh air supplied to the apartments via the bedrooms.

The cooker hood above the stove does not contain a fan; instead, it is connected to the building's central ventilation system. When the damper in the hood is opened, the airflow increases even though no fan noise is heard. The cooker hood contains a metal filter that captures grease and similar particles. To ensure that the ventilation functions properly, the filter needs to be cleaned regularly. The filter can easily be removed from the underside of the hood and washed with ordinary washing-up liquid and a dish brush.

Heating is provided through water-based radiators using fossil-free district heating. Hot water is also produced through district heating. Hot water is not included in the rent but is charged afterwards according to IMD (individual metering and billing).

All pipe installations are carried out according to the industry standard Säker Vatten. A small pipe ending a few centimetres above the floor acts as a leakage indicator. If water comes out of this pipe, you should report a fault via Your Pages.

## Electricity

The apartment contains an electrical distribution board with fuses and a residual current device. If an earth fault occurs, for example if a faulty appliance is connected, the electricity in the entire apartment will be switched off.

Electricity consumption in the apartment is included in the rent. The electricity used in the buildings is renewable.

## Broadband, TV and telephony

Broadband of up to 1 Gbit is included in the rent. Each apartment has a broadband outlet.

There are no outlets for TV or telephony.

## Sustainability

Troja is built with energy-efficient solutions, solar panels on the roofs and climate-optimised material choices.

Thanks to good insulation and on-site solar electricity production, energy use is around 80% of the current requirements for new construction.

Climate calculations from previous construction projects have been used to optimise material choices, construction methods and transport.

The estimated climate impact of the construction is below 155 kg of carbon dioxide equivalents per square metre (GFA).