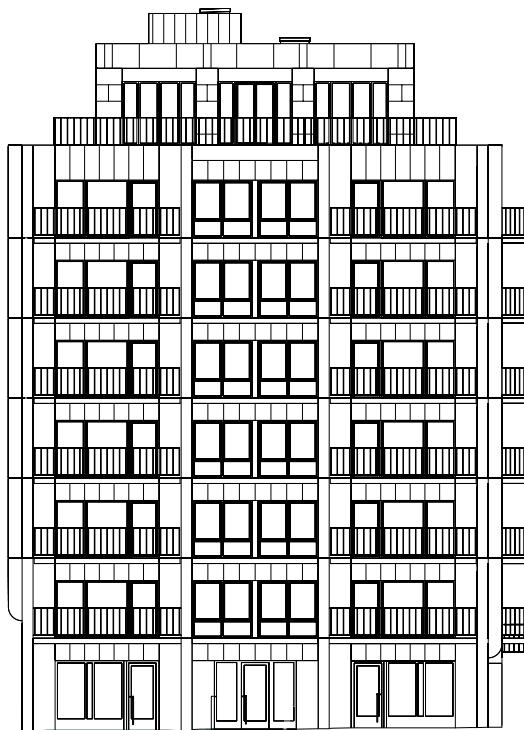


Welcome home to
Ljusablick



PATRIAM

Patriam's philosophy is to offer unique and sustainable homes for mindful people who choose their homes with care. With our expertise in the building of homes and our understanding of people's needs, we are uniquely positioned both to create attractive, well-considered homes and to offer secure purchases to our customers.

patriam.se

Homes to love, even a hundred years from now

At Patriam, we think it's important to see the whole picture. We create sustainable homes that don't compromise between style and function.

By looking beyond standardised solutions and familiar patterns, we develop beautiful, thoughtfully planned homes, with attractive

features both inside the apartments and around the property.

With carefully selected, climate-smart materials, our housing is built for customers with high demands, who are looking for homes to love - even a hundred years from now.



A future landmark

Lilla Essingen has always had a special charm: an island with a small-town atmosphere in the middle of the big city. Thanks to the island's rich history, unique industrial buildings co-exist with modern housing, leafy lakeside promenades and vibrant neighbourhood life.

Here, on the waterfront in the heart of Stockholm, we are developing a future landmark. Hermansson Hiller Lundberg Arkitekter have created a residential building where every detail has been thought through, from the outside to the inside. The apartments are elegant and

materials that harmonise with the unique timeless homes with carefully selected location.

From the curved balconies, you can look out over Fredhäll's cliffs, Alvik's greenery and the villa life on Stora Essingen. Floor-to-ceiling windows invite the light of Lake Mälaren in, enhancing the spacious rooms with carefully chosen, high-quality materials.

We call it *Ljusablick*. A beautiful home to look at, live in and look out from.





An island shaped by change

In the early 1900s, Lilla Essingen changed fundamentally. From being a rural idyll with summer houses and lush gardens, the island soon attracted some of Sweden's most prominent industries.

When Electrolux and Primus established their factories here, Lilla Essingen was filled with life and movement. Electrolux, with its modern household appliances, and Primus, whose paraffin stove became world famous, left their mark on both the cityscape and everyday life.

As the industrial era came to an end, new opportunities for change emerged. In the Primus area, where the factories once stood, a new district is now taking shape where the city's pulse meets the tranquillity of Lake Mälaren. Green parks and bathing jetties are replacing the factory buildings, and cafes and restaurants are giving new life to the area. This is where Ljusablick will now be part of Stockholm's new city skyline.



”What has mattered most to us has been to take care of the exceptional setting and create a cohesive whole, with every detail carefully considered, inside and out.”

- Architect Andreas Hiller

The architects tell the story

Behind Ljusablick are Anders Hiller and Fredrik Evensen at Hermansson Hiller Lundberg Arkitekter, an office known for combining the history of architecture with contemporary expressions. Here they tell us how they developed Ljusablick as a new interpretation of the area's unique heritage.

The building is situated in a sunny corner against the water on the north-west side of Lilla Essingen, right next to the lakeside park in the new Primus area. The location offers exciting options: you can of course look out over Lake Mälaren, but there is also a vibrant square and a green, sheltered courtyard to the southwest.

Together with Patriam, we have taken advantage of the great location and created an overall impression where every detail counts.

When you arrive home, you are welcomed by the soft lines of the facade and a beautiful play of light across the balconies, which are embraced by the curves of the house.

The apartments have classic floor plans and let in a fantastic amount of light, as they are either Corner apartments or dual aspect. All have spacious balconies facing the water or the courtyard and large social rooms for socialising. The interior is light and harmonious, with wide wooden floors and open kitchens. Walk-in closets and ensuite bathrooms create modern luxury.

Large windows elegantly frame the changing view. As a resident, you get the best of three worlds: A waterfront atmosphere, urban life and a verdant courtyard.



”If I were to describe Ljusablick in three words, it would be casual, elegant and sculptural.”

- Architect Fredrik Evensen



On the outside, the sweeping shapes of the facade elements and balconies are striking. The material palette is coherent but refined, with white concrete in different wave shapes and light terrazzo in the details. The facade is almost classic, but the architecture is nevertheless clearly contemporary.



”I wanted to create a feeling of warmth when you step into the apartments at Ljusablick.”

- Creative Director Lotta Agaton



Meet interior designer Lotta Agaton

Lotta Agaton is the founder and Creative Director of one of Scandinavia's leading interior design studios and has collaborated with Patriam on several projects.

What makes Patriam's projects interesting from an interior design perspective?

I really appreciate that there is always a focus on quality and design that is rarely seen in new development today. This makes it much easier and more fun to create a nice interior.

What was your thinking behind the interior design concept for Ljusablick?

A major focus was on creating a beautiful colour palette that feels unique and personal. It's neutral yet warm, with tones from beige to brown and hints of light oak.

What do you hope the residents feel when they move in?

I hope they feel that the foundation is well thought out and that it's easy for them to put their own personal touch in the apartment. A good palette of colours and materials makes all the difference, and I wanted to create a feeling of warmth when you step into the apartments at Ljusablick.

Do you have any interior design tips?

Think holistic from the start and let materials and colours run through your entire home. Create your own mood board and see if the sofa fabric matches the rug underneath and the curtains, and so on. Above all, trust your own feelings - the most important thing is that you feel at home there.

A home that makes everyday life easier and shines at parties

The social spaces at Ljusablick are created with everyday life in focus. It's not just about making your home look good - it's also about making it work in everyday life.

The open plans connect the kitchen and living room and make it easy to socialise. A large dining table can be a natural gathering point, just as obviously for children's homework as for dinner with friends.

The colour and material choices are made with care to last over time. The neutral, warm colour palette provides a uniform look and makes it easy for the new resident to add their own

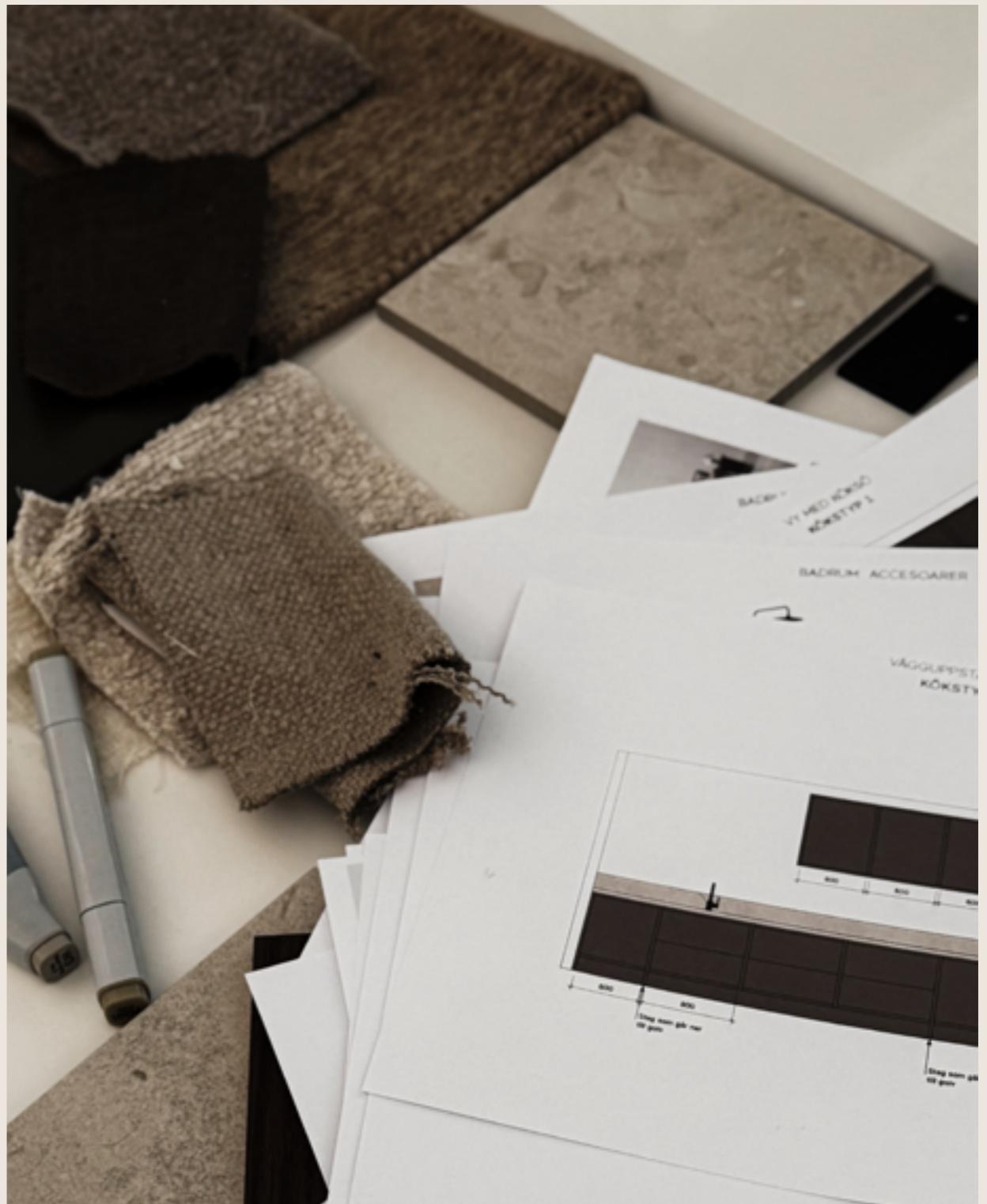
style. The materials are of high quality and age beautifully, which means that the home retains its character and feel year after year.

The outdoor spaces are designed as a natural extension of the home. There's room to create your own oasis with pots filled with greenery and herbs, or with soft armchairs for long, relaxing moments in the evening sun. For those who love to invite people to dinner, there's room for a generous table. Small details, such as atmospheric lighting that allows the space to be used well into the evening.





The luxurious bathrooms have been thought through down to the last detail, all to make them a pleasant place for recuperation. Vanity unit with integrated basin in solid surface and mixer tap in chrome. Tiles and walls in the shower area are in Bricmate Jura Ivory, which gives a sense of calm elegance. Washing and dryer from Smeg.



”In a bedroom, it's important to create calm. Work with tonal colours and add lots of textiles for a soft and cosy feel.”

- Creative Director Lotta Agaton



The bedrooms are timelessly decorated for a relaxing and calming feeling. Tactile textiles and a natural colour palettes create an inviting haven for rest. Single-plank oak parquette flooring.

All apartments have spacious storage in the form of wardrobes and walk-in closets. The wardrobes have smooth lacquered doors and handles in Chalk White. Frames, open storage and shelves are in Dark Oak.





The kitchen's open layout provides plenty of space for both cooking and socialising. The cabinet fronts are available in sand or dark brown, and the worktop and splash guard are in limestone Jura Grey. All kitchens are equipped with Smeg appliances: a fully integrated fridge, freezer and dishwasher and an induction hob with integrated fan and convection oven.



There's room for both intimate and grandiose dinners. The kitchen gives a harmonious and calm impression. All apartments have floor-to-ceiling windows, which provide both a wonderful inflow of light and a spectacular view.

Sun, views and freedom

At the top of the building, on level 7, there are two generous penthouses. Here you take the lift straight up to your private entrance. What the apartments have in common are generously sized social areas for cooking and socialising, and well-planned bedrooms where the master bedroom offers both an ensuite bathroom and a walk-in closet for a luxurious hotel feel at home.

The penthouses have spacious terraces with the option of an outdoor kitchen and hot tub. Here you can enjoy sunlight from morning to evening, relax with a book, or create a lush oasis with plants and herbs. There is plenty of space for cosy summer coffees and wonderful parties, all with a fantastic view over the water, city and greenery, with the light flowing freely into your home.



Sustainability and responsibility

Patriam builds for both the present and the future, with a focus on long-term solutions that really make a difference. Sustainability is at the heart of everything that we do. And this means so much more than building in an environmentally friendly manner and being energy-efficient. We take responsibility for how our decisions affect people, the environment and the economy - now and in the future. Our aim is to create homes that add value to our daily lives and to the world at large – not only today but also tomorrow and for many decades to come.

Patriam intends to achieve the Nordic Swan Ecolabel, guaranteeing a high environmental standard. A Nordic Swan Ecolabelled home guarantees that the materials are sustainable and that it consumes energy efficiently, resulting in lower operating costs and a better indoor climate. A home that contributes to a more sustainable society, quite simply.



Floor plans

LÄGENHET

BH BRÖSTNINGSHÖJD (ANGES I METER)
FÖ FÖNSTER, ÖPPNINGSBART
G GARDEROBSKÄP
HT HANDDUKSTORK
KLK KLÄDKAMMARE
ST STÄD
TM TVÄTTMASKIN
TT TORKTUMLARE
UH UTFYLLNADSHYLLA
VUK VATTENUTKASTARE
— FÖRBERETT FÖR TV
— — INKLÄNDAD VID TAK / UNDERTAK
|||| KAPPHYLLA / KLÄDFÖRVARING
— KONVEKTOR
— RADIATOR
■ SCHAKT
- - - TILLVAL

KÖK

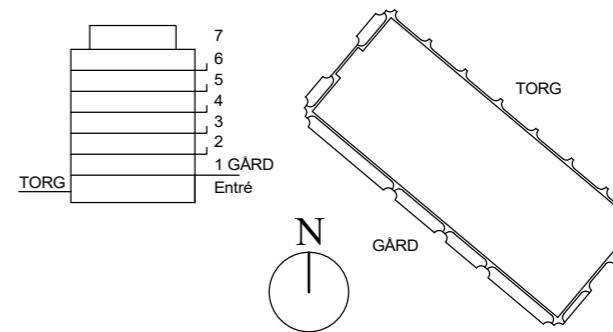
DM DISKMASKIN
F FRYS
HU HÖGSKÄP MED UGN
K KYL
/ INDUKTIONSHÄLL

GOLV

— PARKETTGOLV (MÖNSTER AVSER RIKTNING GOLV)
□□□ KLINKER I BADRUM
□□□ KLINKER I HALL, HALVFÖRBAND
□□□□ KLINKER I HALL, RAKT FÖRBAND

LJUSABLICK

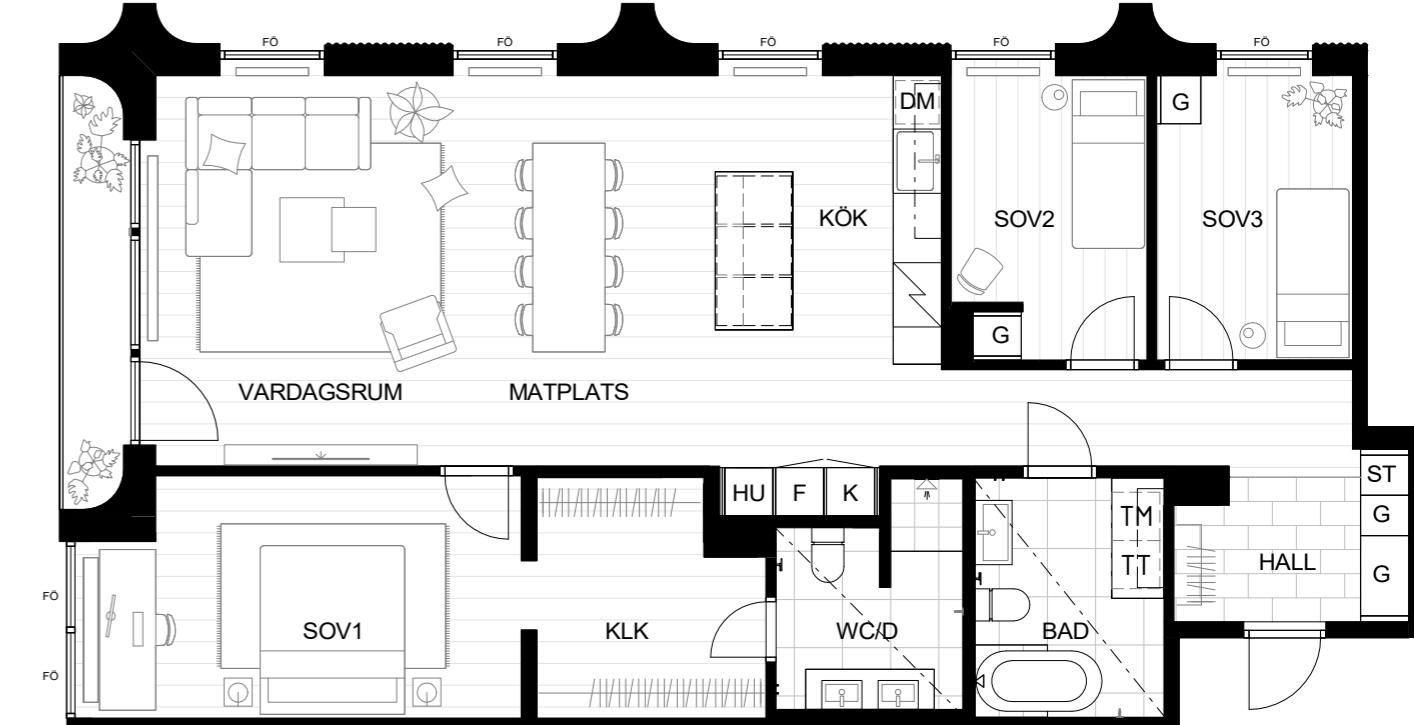
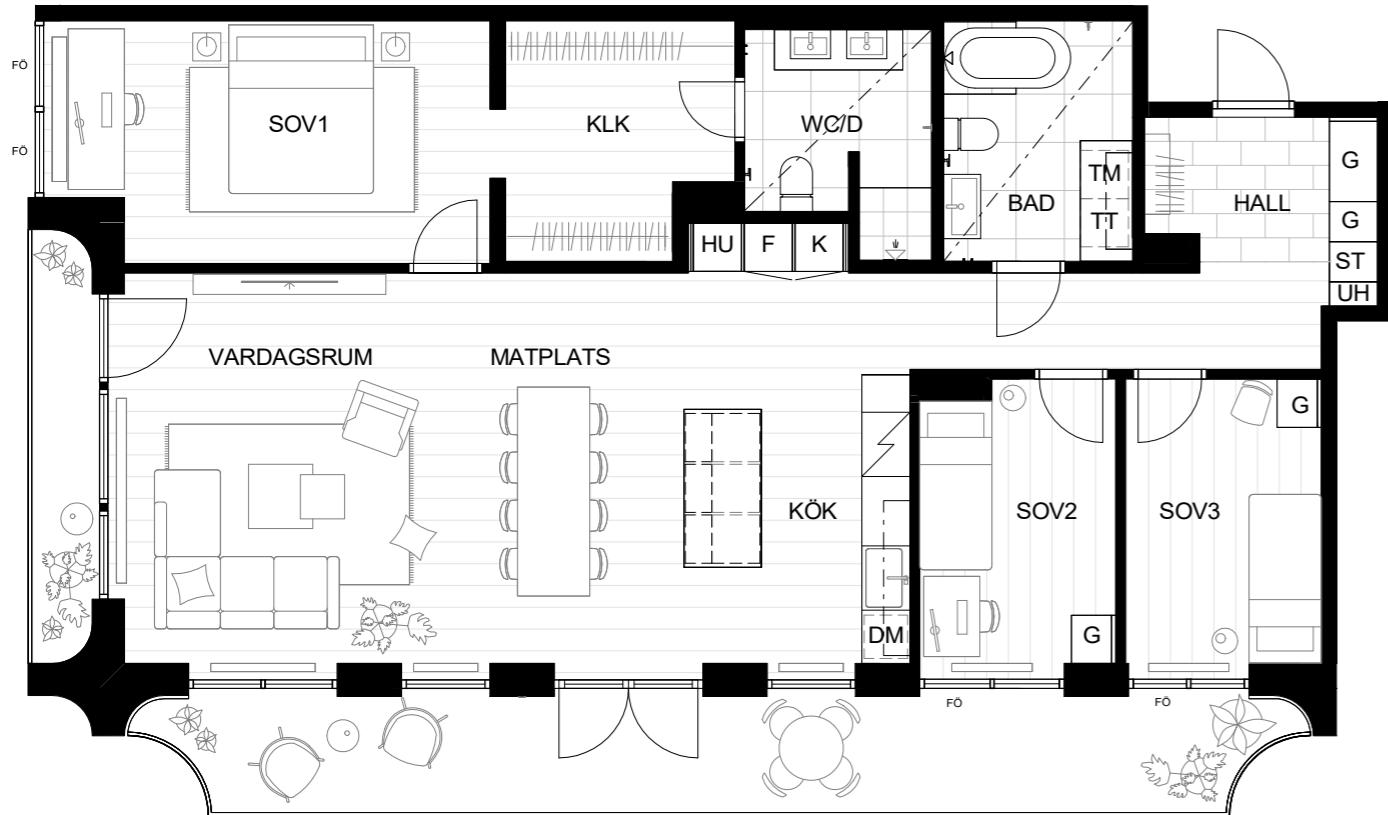
SYMBOLER



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Lokala avvikeler kan förekomma.
Revideringar kan komma att ske.
Ytangivelser är preliminära. Rumsytor är
avrundade till närmaste heltal. Mönster
för golv avser riktning, ej exakt läggning.
2025-12-17



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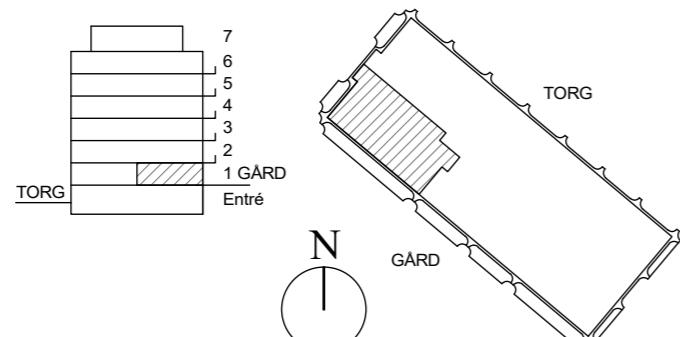
LJUSABLICK

LGH 1-1101

PLAN 1

4 RoK 122 kvm

Totalyta balkong ca 25 kvm



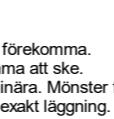
Rumshöjd ca 2,6 m (badrum ca 2,4 m).
Fönster ner till golv om inget annat anges.

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LUNDBERG

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2025-12-17

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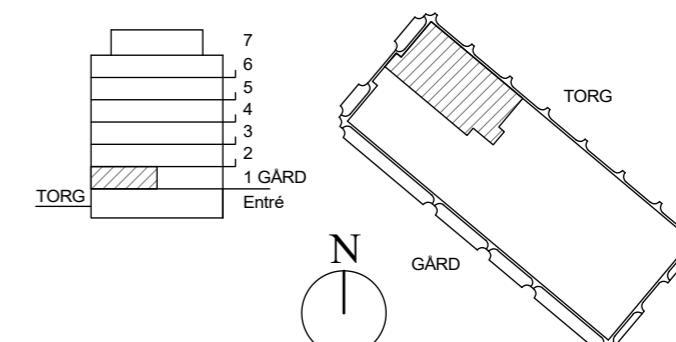
LJUSABLICK

LGH 1-1102

PLAN 1

4 RoK 122 kvm

Totalyta balkong ca 4 kvm



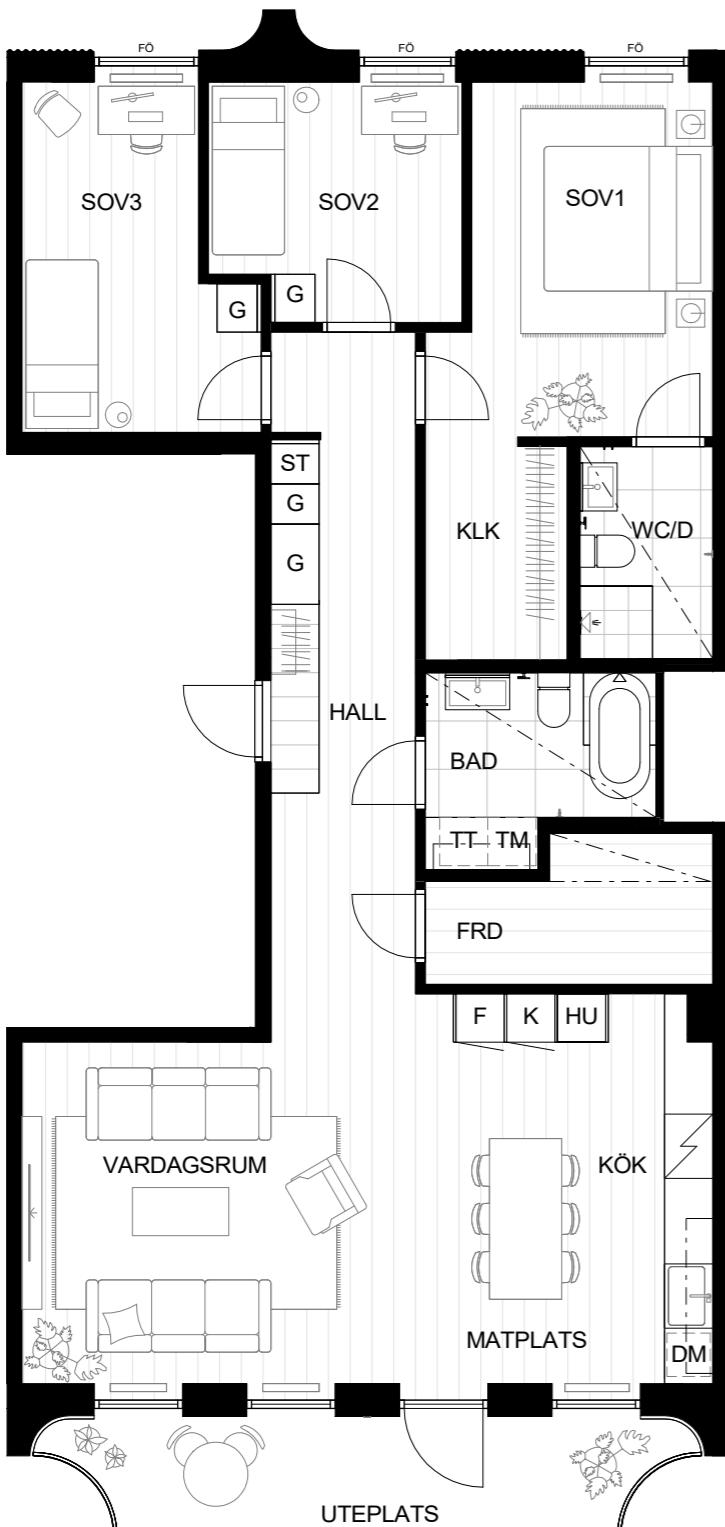
Rumshöjd ca 2,6 m (badrum ca 2,4 m).
Fönster ner till golv om inget annat anges.

PATRIAM

HERMANSSON
HILLER
LUNDBERG

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2025-12-17





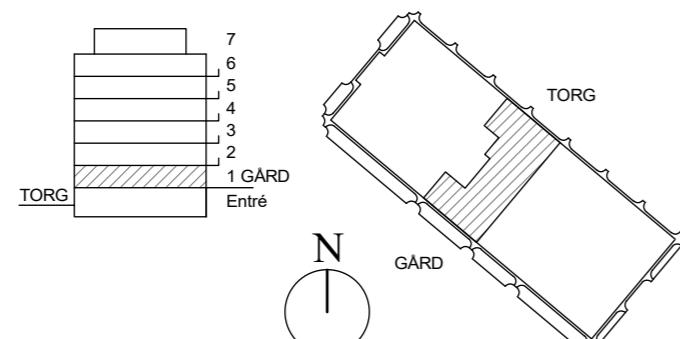
LJUSABLICK

LGH 1-1103

PLAN 1

4 RoK 116 kvm

Totaltyta uteplats ca 11 kvm

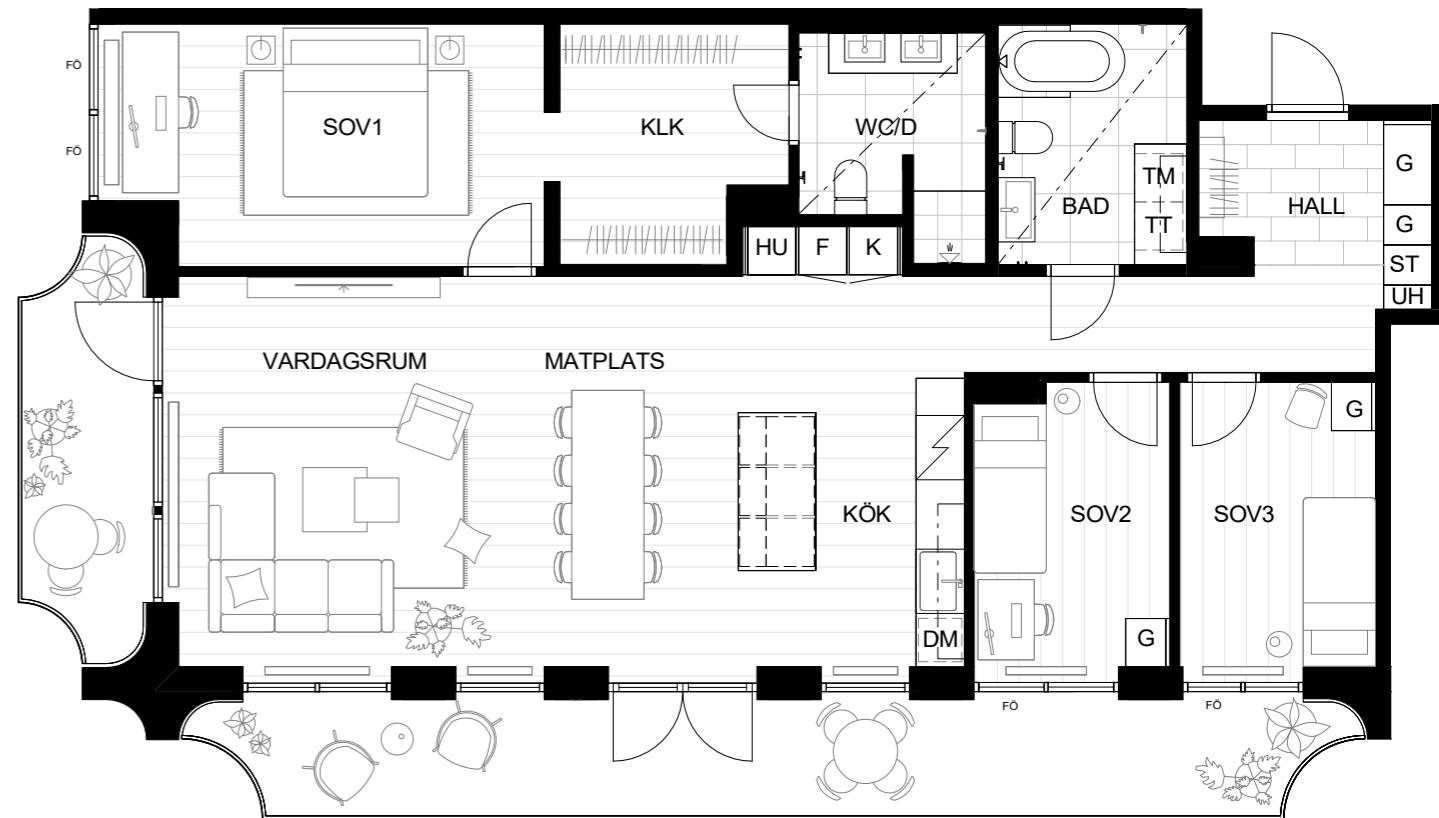


Rumshöjd ca 2,6 m (badrum ca 2,4 m).
Fönster ner till golv om inget annat anges.

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2025-12-17



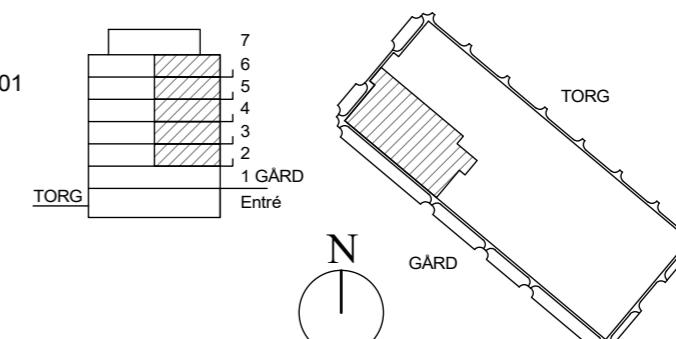
LJUSABLICK

LGH 1-1201, 1-1301, 1-1401, 1-1501, 1-1601

PLAN 2, 3, 4, 5, 6

4 RoK 122 kvm

Totaltyta balkong ca 28 kvm

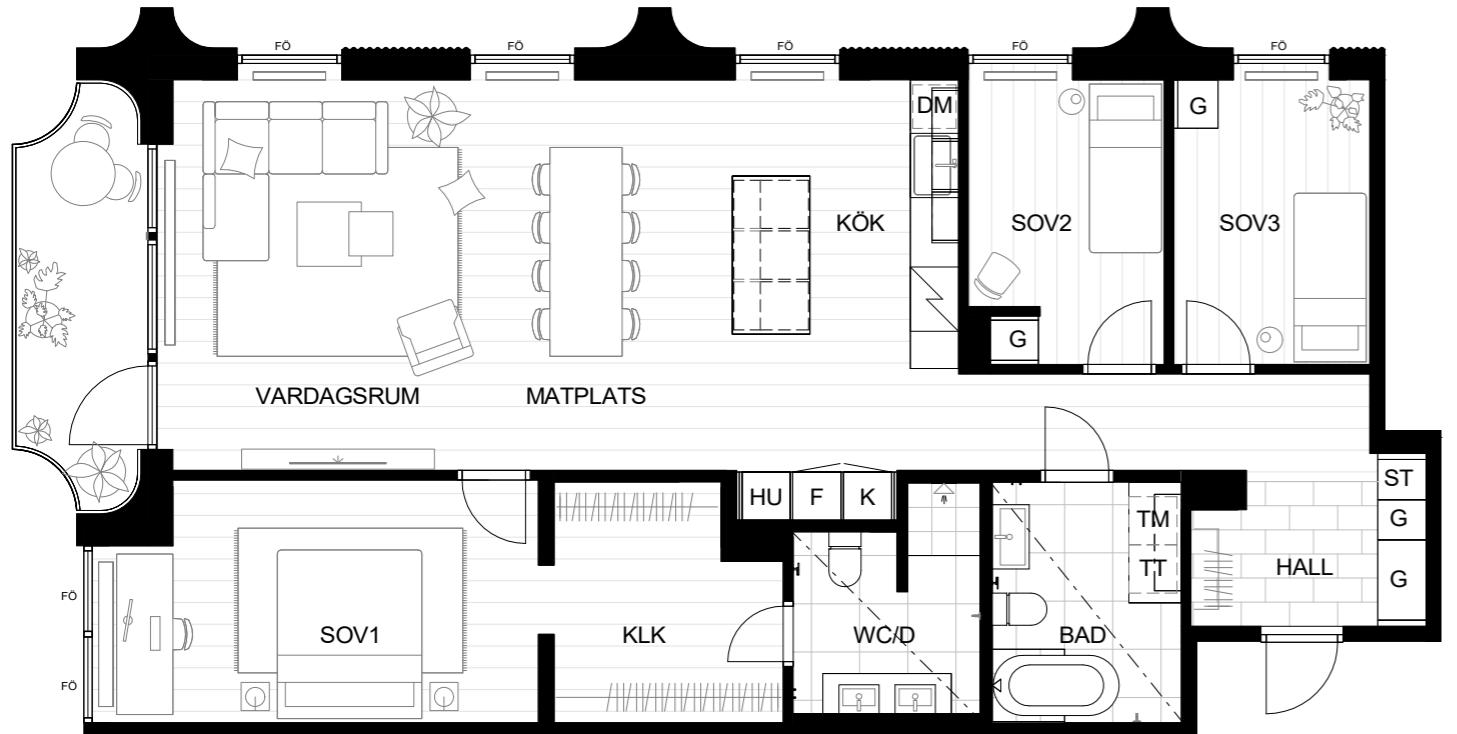


Rumshöjd ca 2,6 m (badrum ca 2,4 m).
Fönster ner till golv om inget annat anges.

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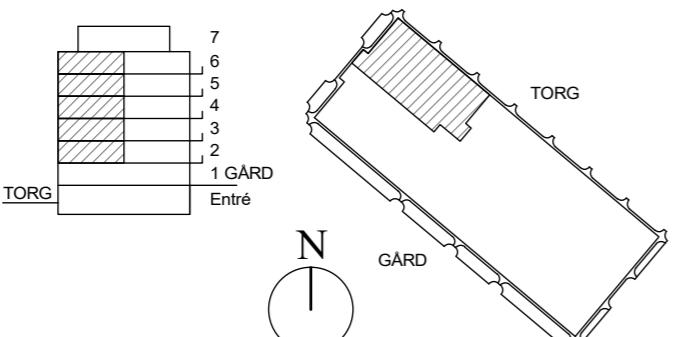
LJUSABLICK

LGH 1-1202, 1-1302, 1-1402, 1-1502, 1-1602

PLAN 2, 3, 4, 5, 6

4 RoK 122 kvm

Totaltyta balkong ca 8 kvm

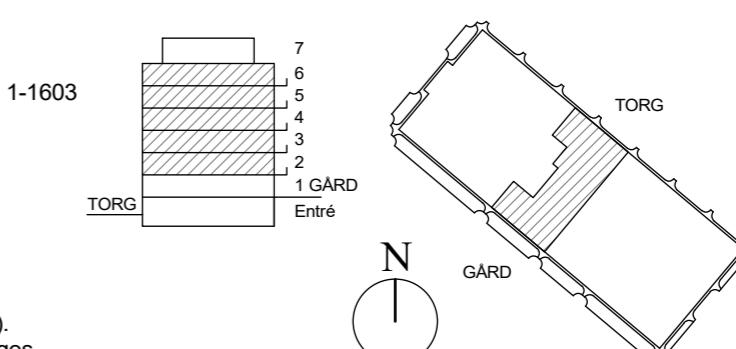
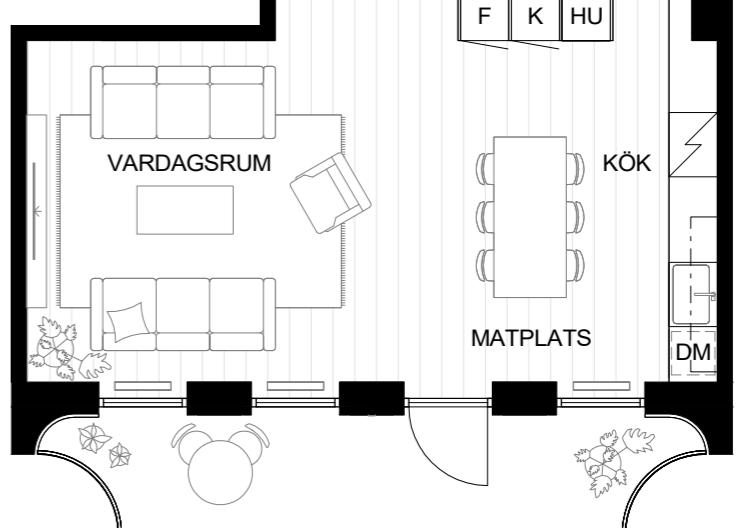
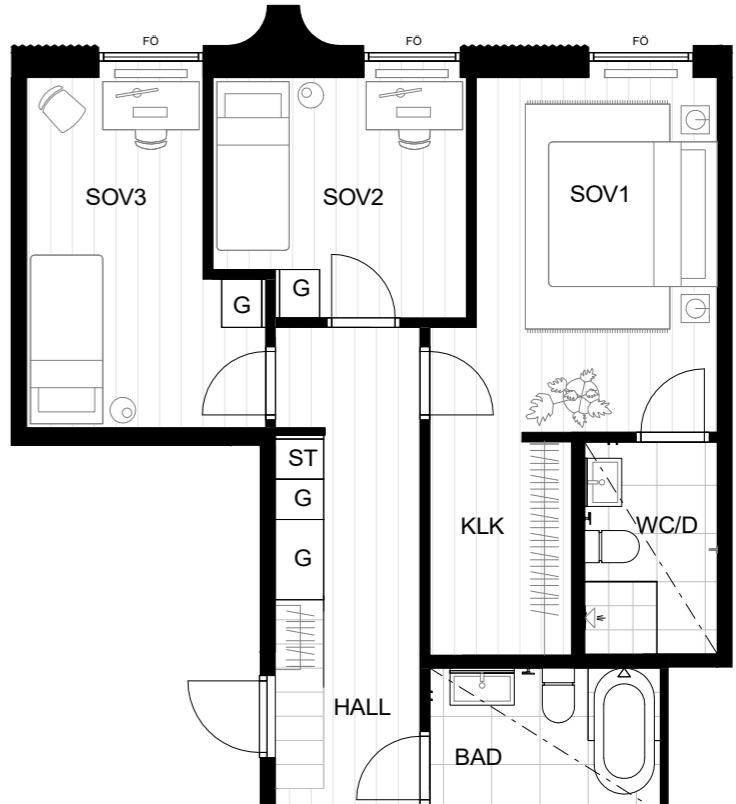


Rumshöjd ca 2,6 m (badrum ca 2,4 m).
Fönster ner till golv om inget annat anges.

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2025-12-17



LJUSABLICK

LGH 1-1203, 1-1303, 1-1403, 1-1503, 1-1603

PLAN 2, 3, 4, 5, 6

4 RoK 116 kvm

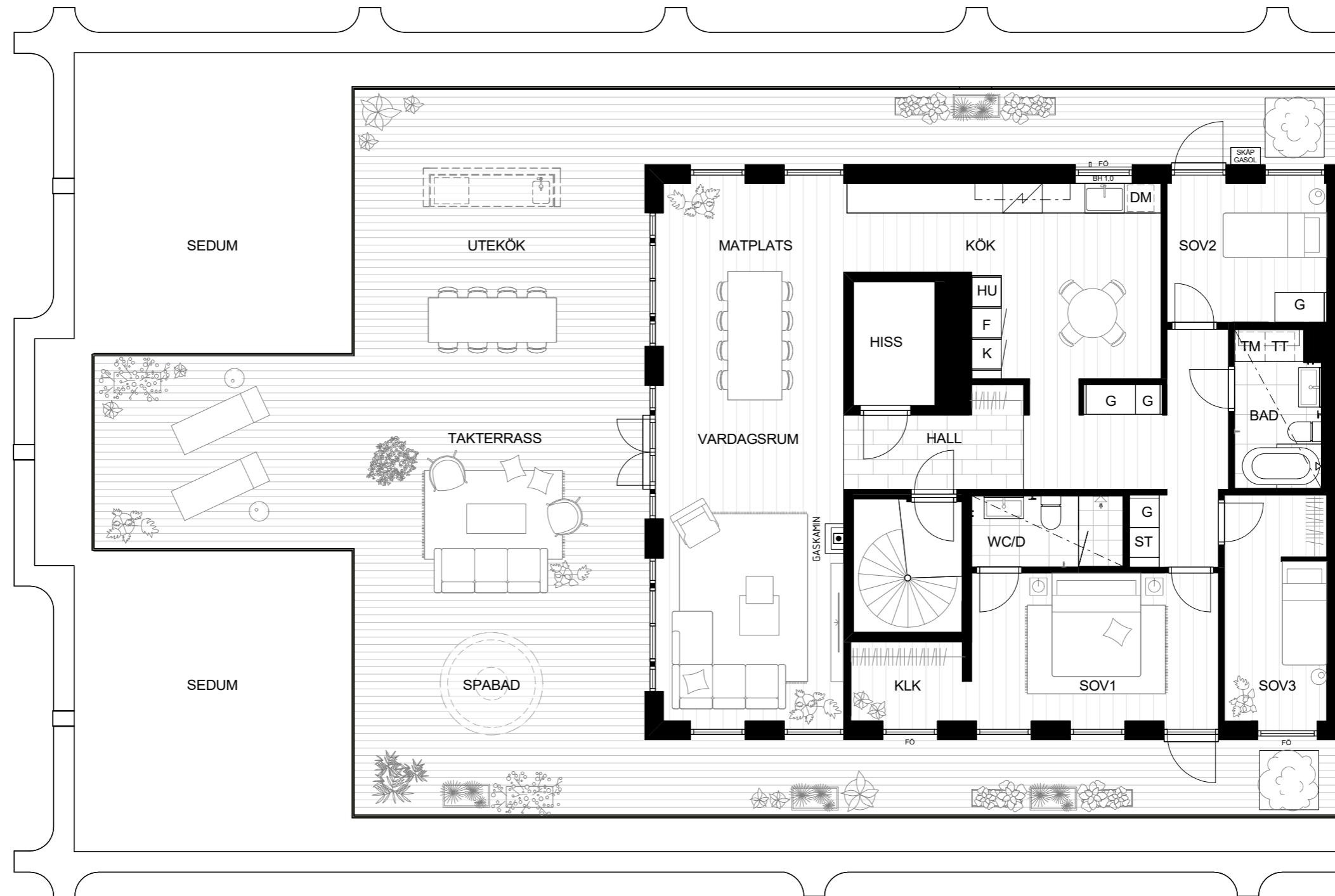
Totaltyta balkong ca 11 kvm

Rumshöjd ca 2,6 m (badrum ca 2,4 m).
Fönster ner till golv om inget annat anges.

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2025-12-17



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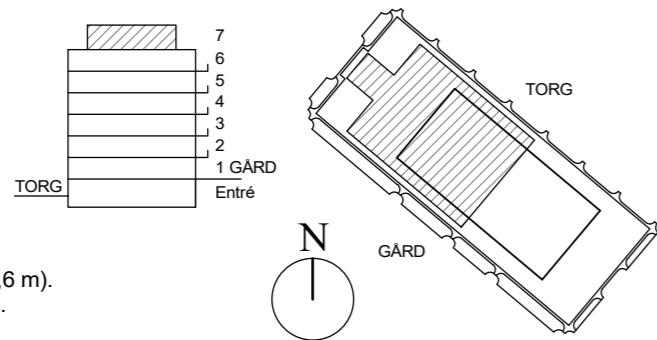
LJUSABLICK

LGH 1-1701

PLAN 7

4 RoK 134 kvm

Totalyta takterrass ca 150 kvm



Rumshöjd i lägenhet ca 2,8 m (i badrum ca 2,6 m).
Fönster går ner till golv om inget annat anges.
Spabad samt utekök är tillval.

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2025-12-17



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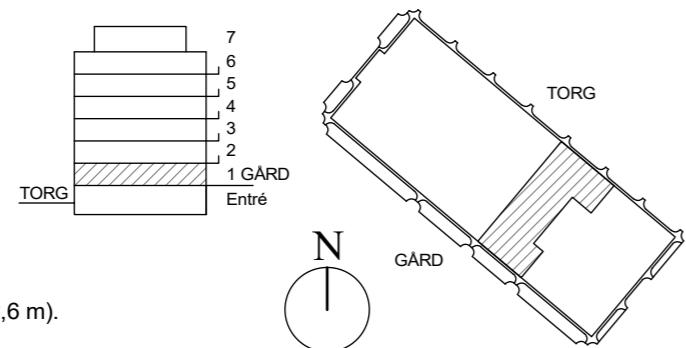
LJUSABLICK

LGH 2-1101

PLAN 1

4 RoK 110 kvm

Totaltyta uteplats ca 9 kvm



Rumshöjd i lägenhet ca 3,2 m (i badrum ca 2,6 m).
Fönster ner till golv om inget annat anges.



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2025-12-17

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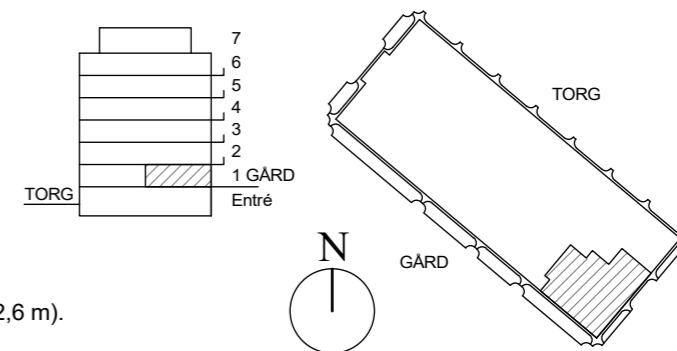
LJUSABLICK

LGH 2-1102

PLAN 1

3 RoK 84 kvm

Totaltyta uteplats ca 12 kvm



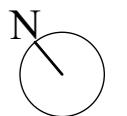
Rumshöjd i lägenhet ca 3,2 m (i badrum ca 2,6 m).
Fönster ner till golv om inget annat anges.

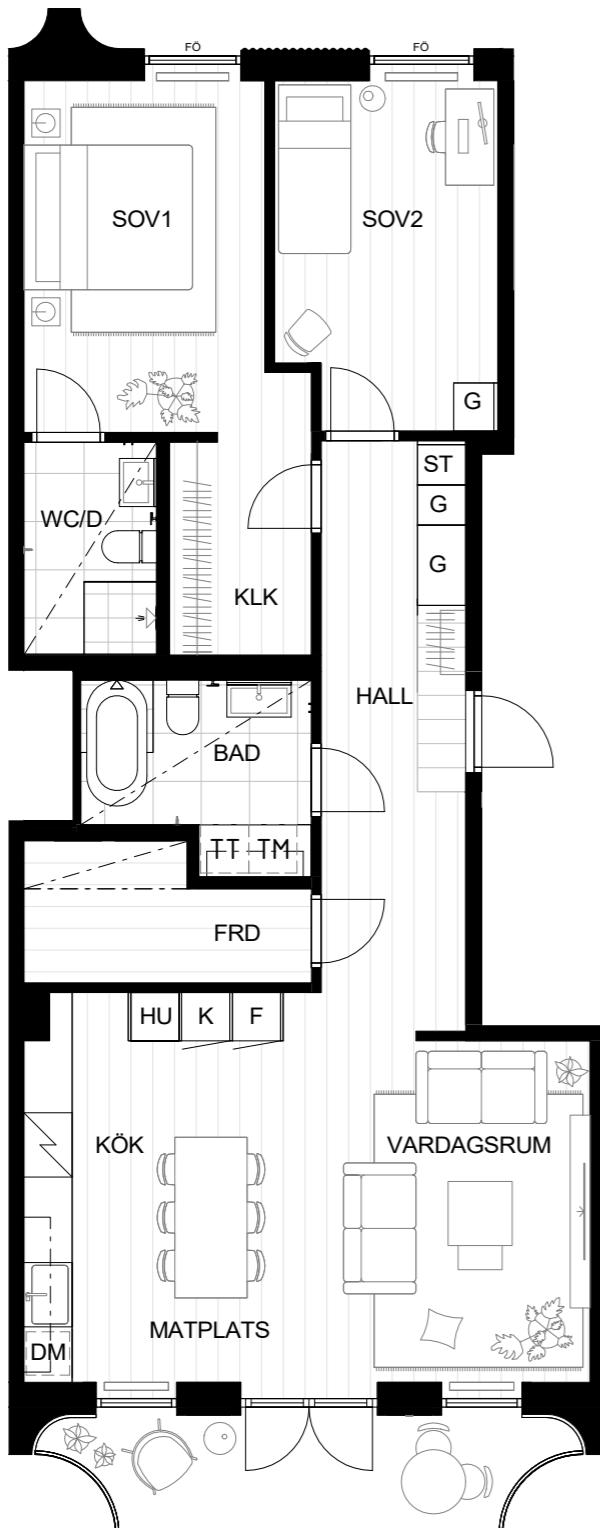


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2025-12-17





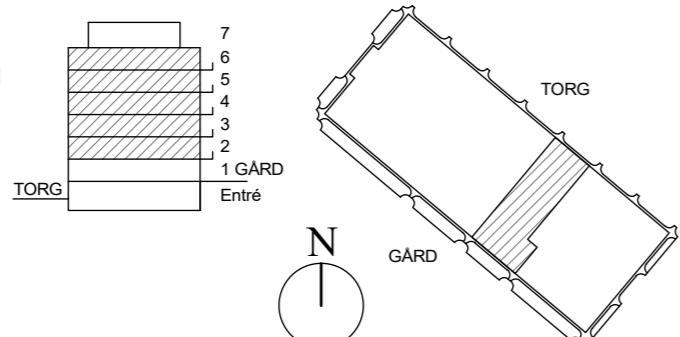
LJUSABLICK

LGH 2-1201, 2-1301, 2-1401, 2-1501, 2-1601

PLAN 2, 3, 4, 5, 6

3 RoK 97 kvm

Totaltyta balkong ca 9 kvm

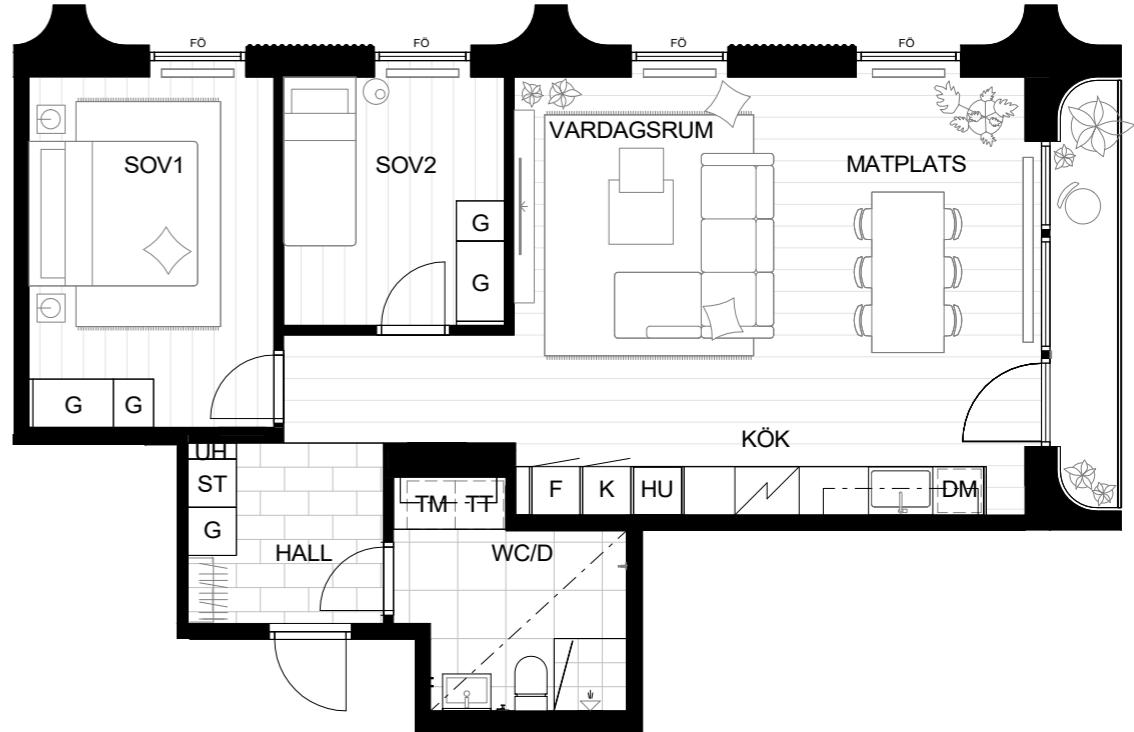


Rumshöjd ca 2,6 m (badrum ca 2,4 m).
Fönster ner till golv om inget annat anges.

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2025-12-17



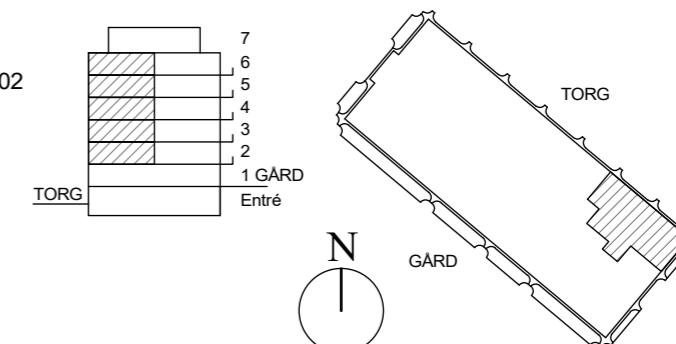
LJUSABLICK

LGH 2-1202, 2-1302, 2-1402, 2-1502, 2-1602

PLAN 2, 3, 4, 5, 6

3 RoK 77 kvm

Totaltyta balkong ca 4 kvm

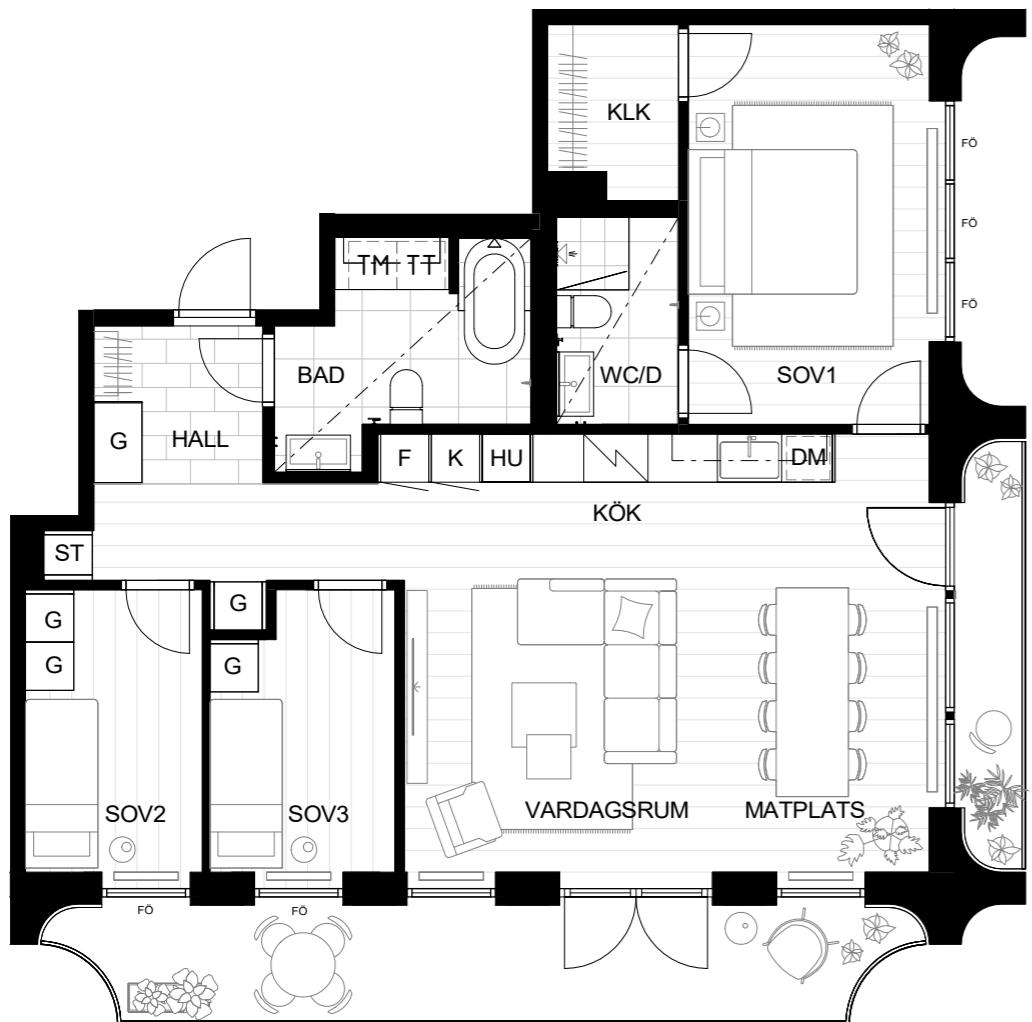


Rumshöjd ca 2,6 m (badrum ca 2,4 m).
Fönster ner till golv om inget annat anges.

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2025-12-17



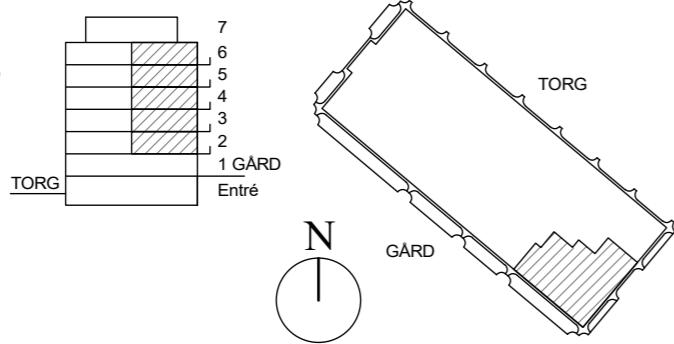
LJUSABLICK

LGH 2-1203, 2-1303, 2-1403, 2-1503, 2-1603

PLAN 2, 3, 4, 5, 6

4 RoK 97 kvm

Totaltyta balkong ca 19 kvm



Rumshöjd ca 2,6 m (badrum ca 2,4 m).
Fönster ner till golv om inget annat anges.

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Lokala avvikelser kan förekomma.
Revideringar kan komma att ske.
Ytangivelser är preliminära. Mönster för
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2026-01-19



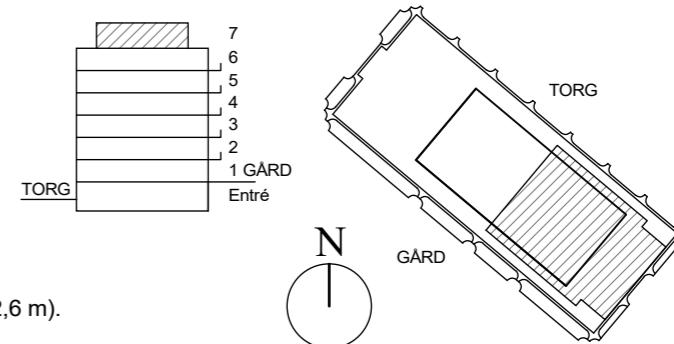
PATRIAM

LGH 2-1701

PLAN 7

3 RoK 96 kvm

Totaltyta takterrass ca 97 kvm



Rumshöjd i lägenhet ca 2,8 m (i badrum ca 2,6 m).
Spabad samt utekök är tillval.

PATRIAM

HERMANSSON
HILLER
LUNDBERG

Lokala avvikelser kan förekomma.
Revideringar kan komma att ske.
Ytangivelser är preliminära. Mönster för
golv avser riktning, ej exakt läggning.
2025-12-17

The sales brochure contains renderings and information designed to illustrate and describe the planned construction of the association's buildings and apartments. Patriam and Brf Ljusablick reserve the right for changes and deviations which may occur when the association's buildings and apartments are completed, for example due to updates and changes in our suppliers' product range, or for structural engineering reasons.

Patriam and Brf Ljusablick reserve the right to replace and substitute products and materials with equivalent products of a different make, or with equivalent materials. The apartments in the sales brochure may be furnished with optional materials and equipment. The individual housing fact sheet and the material description that form part of the preliminary contract and the lease agreement always take precedence over these materials.