

Prices and specifications



Prices marked with * are in kronor per square metre of building footprint for the model in question.

Sommarnöjen's price always includes

- 01 Fully assembled turnkey house, architect-designed in natural materials and insulated for winter use.
- 02 Dedicated project manager from agreement to handover.
- 03 Trailer transport from Sommarnöjen's factory to any destination accessible by road in Sweden.
- 04 Crane lift of the house from the trailer to the customer's property and placement on the prepared foundations.
- 05 Removal and disposal of transport packaging and preparation of the house for use, plus on-site inspection.
- 06 Complete painting inside and out.
- 07 Outdoor lighting and outdoor power socket.
- 08 Windows in Sommarnöjen's design, made from solid wood with energy-efficient triple glazing.
- 09 Cohesive architect-designed interior with materials, surface treatments and details carefully chosen to create a harmonious feel throughout.
- 10 Solid wood floor treated with hardwax oil.
- 11 Full-height ceiling for a sense of light and space.
- 12 Bespoke kitchen in Sommarnöjen's design with fully integrated, high-quality appliances from Electrolux and Siemens (for models with kitchen).
- 13 Bathroom with underfloor heating, natural porcelain tiles, selected sanitary ware, wall-hung WC, washer-dryer and hidden pipes and cables (for models with bathroom).
- 14 Bespoke storage tailored to each model and interior (for models with storage).
- 15 Sleeping loft with lighting, railing and ladder (standard in Tidlös and Klassisk models with kitchen and bathroom up to 50 sqm, and available as an option in other models).
- 16 Adjustable spotlights as interior lighting.
- 17 Integrated electricity, water and waste systems with fast connection to the property.
- 18 Full house drawings, documentation, user manuals and instructions on care and maintenance.
- 19 Post-construction cleaning and construction waste removal.
- 20 Three-year liability under the Swedish Consumer Sales Act, or ten-year liability under ABS 18 (with Complete Service and Complete Service Fixed Price).

PLEASE NOTE

- 01 All prices are fixed, apply to the Swedish market and are stated in SEK including VAT.
- 02 With reservation for changes and updates of specifications and prices.
- 03 The cost of the groundwork depends on the site and is calculated by a local contractor commissioned by the customer or Sommarnöjen (if the Complete Service option is chosen).
- 04 Developer's costs depend on local authority fees and regulations.
- 05 If the Complete Service Fixed Price option is chosen, groundwork and developer's costs are included as described in Sommarnöjen's delivery terms and conditions.

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Collection

	Modern Panoramic windows. Low-profile monopitch roof.	Tidlös Panoramic windows. Steep apex roof.	Klassisk Windows with duplex glazing bars. Apex roof with eaves.
COMPLETE HOUSES 60–150 SQM			
Duo 150		4,860,000	
Sjö 150	4,650,000	4,540,000	4,740,000
Hav 150	5,050,000	4,760,000	4,860,000
Äng 120	4,140,000	4,250,000	4,360,000
Sjö 120	3,850,000	3,860,000	4,030,000
Hav 120	3,980,000	4,000,000	4,110,000
Glänta 120	3,800,000	3,860,000	3,990,000
Duo 100		3,280,000	
Äng 100	3,470,000	3,540,000	3,640,000
Sjö 100	3,360,000	3,340,000	3,490,000
Hav 100	3,520,000	3,490,000	3,550,000
Glänta 100	3,200,000	3,190,000	3,310,000
Sjö 90		2,860,000	3,020,000
Hav 90		3,040,000	3,120,000
Glänta 90		2,760,000	2,900,000
Duo 80		2,580,000	
Äng 80	2,850,000	2,940,000	3,030,000
Sjö 80	2,680,000	2,700,000	2,820,000
Hav 80	2,780,000	2,800,000	2,910,000
Glänta 80	2,630,000	2,600,000	2,700,000
Duo 70		2,380,000	
Äng 70	2,680,000	2,760,000	2,850,000
Sjö 70	2,420,000	2,390,000	2,510,000
Hav 70 Max	2,550,000	2,540,000	2,640,000
Hav 70	2,510,000	2,510,000	2,600,000
Glänta 70	2,470,000	2,380,000	2,460,000
Berg 70	2,420,000	2,280,000	2,380,000
Duo 60		2,190,000	
Äng 60	2,470,000	2,530,000	2,590,000
Sjö 60	2,230,000	2,210,000	2,290,000
Hav 60	2,290,000	2,280,000	2,300,000
Glänta 60	2,210,000	2,130,000	2,230,000

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Berg 60	2,220,000	2,110,000	2,220,000
	Modern	Tidlös	Klassisk
	Panoramic windows. Low-profile monopitch roof.	Panoramic windows. Steep apex roof.	Windows with duplex glazing bars. Apex roof with eaves.

COMPLETE HOUSES 15–50 SQM

Hav 50	2,110,000	2,160,000	2,200,000
Glänta 50	1,900,000	1,900,000	1,960,000
Berg 50 Max	1,880,000	1,870,000	1,950,000
Berg 50	1,860,000	1,840,000	1,940,000
Berg 40 Max	1,740,000	1,730,000	1,780,000
Berg 40	1,680,000	1,670,000	1,730,000
Berg 30 Max	1,510,000	1,440,000	1,500,000
Berg 30	1,510,000	1,450,000	1,500,000
Glänta 30	1,430,000	1,350,000	1,380,000
Slim 30	1,480,000	1,470,000	1,550,000
Glänta 15	890,000	950,000	1,000,000

GUEST HOUSES 15–40 SQM

Gästsvit 40	1,460,000	1,380,000	1,450,000
Gästsvit 30 Wide	1,280,000	1,180,000	1,250,000
Gästsvit 30 Narrow	1,210,000	1,180,000	1,270,000
Gästsvit 30 Slim	1,220,000	1,190,000	1,280,000
Gästsvit 15	850,000	880,000	940,000

SAUNA HOUSES 5–30 SQM

Bastu 30 Wide	1,450,000	1,420,000	1,520,000
Bastu 30 Slim	1,400,000	1,350,000	1,450,000
Bastu 15	970,000	900,000	960,000
Bastu 10	610,000	640,000	680,000
Bastu 5	440,000	460,000	500,000

FLEXIBLE HOUSES 15–30 SQM

Flex 30 Wide	1,090,000	950,000	1,020,000
Flex 30 Slim	1,050,000	1,000,000	1,070,000
Flex 15	750,000	700,000	760,000

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Construction

ARCHITECTURE	Sommarnöjen with Anders Berensson Architects and Arrhov Frick Arkitektkontor.
FLOOR STRUCTURE	Galvanised steel plate 0.5 mm. Steel reinforcement tailored to house model. Floor joists 45 x 245 mm with recycled mineral wool 245 mm. Subfloor 22 mm. Acoustic mat 2 mm. Solid wood flooring as per chosen interior style. U-value 0.16.
WALL STRUCTURE	External cladding with chosen surface treatment. Nailing battens 28 x 70 mm horizontal. Battens 12 x 45 mm vertical with air gap. Windproof housewrap. Exterior gypsum board 9.5 mm. Steel reinforcement tailored to house model. Timbers 45 x 120 mm with recycled mineral wool 120 mm. Vapour barrier Timbers 45 x 45 mm with recycled mineral wool 45 mm. OSB 10 mm (for interior styles Sober and Rå). Internal walls as per chosen interior style. U-value 0.23.
ROOF STRUCTURE	Roof with chosen roofing material. Roofing felt. Tongue & groove cladding. Air gap 45 mm. Windproof housewrap. Ridge beam in glulam/steel Roof joists 45 x 195 mm with recycled mineral wool 195 mm. Vapour barrier Spaced boarding 28 x 70 mm. Ceiling as per chosen interior style. U-value 0.19.
HEATING	Remote thermostat-controlled radiators and underfloor heating in bathroom, toilet, shower and sauna. Cast iron stove, air-to-air heat pump and water-borne underfloor heating as options.
VENTILATION	Mechanical extraction.
FOUNDATIONS	Spot footings or insulated crawl space foundations, depending on ground conditions and preference.

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Exterior

STANDARD SPECIFICATION

Roof	Mineral bitumen felt finished with black slate granules.
Exterior cladding	Vertical timber cladding 120 x 21 mm painted with Falu Rödfärg Original matt distemper (in Black, Grey, Red or Light Red).
Windows and frames	Bespoke solid wood design, treated with white lacquer.
Glazing	Argon-filled triple glazing. Toughened in sliding windows, glass doors and low windows. U-value in sliding windows 0.8.
Lock on entrance door	Assa Abloy – all houses except Sauna Spa 5.
Entrance door	Toughened energy-efficient triple glazing or timber cladding in the same finish as the facade.
Entrance lighting	Concealed light fitting in Sommarnöjen's design.
Facade lighting	Astro Chios 150 in matching colour (Black, White, Grey).
External power socket	Schneider Electric Exxact double socket in matching colour (Black or White).
Roof guttering	Gutters and chain. Metal details and window sills in matching colour.
Snow load	Up to 2.5 kN/m ² .

EXTERIOR OPTIONS

Roof	Mineral bitumen felt in alternative colour (Red).	*100
	Sheet metal (Black, Grey, Silver Metallic, Dark Red, Light Red, Green).	*400
	Board-on-board roof in heartwood pine treated with Auson Wood Tar (Tar Vitriol, Black, Dark Brown, Red, Green).	*2,000
	Double interlocking clay tiles.	*3,000
	Sedum green roof.	*3,000
	Solar panels.	*3,000
Exterior cladding	Falu Rödfärg Träfasad linseed-oil-based paint (Grey, Verde, Terra, Green, Timber Grey, Ochre).	*200
	Auson Wood Tar (Tar Vitriol, Black, Dark Brown, Red, Green).	*300
	Custom colour.	*100
	Horizontal cladding instead of vertical.	*300
Windows and frames	Bespoke solid wood, finished in a colour matched to the exterior or a custom colour.	*300
	Bespoke solid wood frames clad on the outside with maintenance-free aluminium in a colour matched to the exterior or a custom colour.	*500

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Entrance door	In toughened energy-efficient glass. Replaces entrance door with timber cladding.	0
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EXTERIOR OPTIONS (CONTINUED)

Solar control glazing	Saint-Gobain Cool-Lite SKN.	*400
Rooflight sleeping loft	98 x 78 cm, openable with blackout blind.	30,000
Rooflight room	98 x 78 cm, openable (Tidlös/Klassisk). 80 x 80 cm (Modern).	30,000
Roof guttering	Downpipe instead of chain.	*50
Increased ridge height	30 cm extra ridge height. (Tidlös/Klassisk). Not available for Gotland.	*500
	15 cm extra ridge height (Tidlös/Klassisk).	*400
Eaves	18 cm all round. (Tidlös Berg 30–70, Glänta 50–70, Duo, Gästsvit, Sauna, Flex 30 Wide).	*1,000
	45 cm all round. (Tidlös)	*1,000
	Pavilion Edition 120 cm. (Modern Hav 50–150, Modern Sjö 60–150 and Modern Glänta 80–120).	*5,000
Increased snow load zone 3–3.5	Modern Slim, Berg, Glänta 15 and 40–70, Duo, Gästsvit, Bastu, Flex.	*600
	Modern, other.	*350
	Tidlös/Klassisk Slim, Berg, Glänta 15 and 40–70, Duo, Gästsvit, Bastu, Flex.	*350
	Tidlös/Klassisk, other.	*600
Increased snow load zone 4–4.5	Modern Slim, Berg, Glänta 15 and 40–70, Duo, Gästsvit, Bastu, Flex.	*1,250
	Modern, other.	*600
	Tidlös/Klassisk Slim, Berg, Glänta 15 and 40–70, Duo, Gästsvit, Bastu, Flex.	*600
	Tidlös/Klassisk, other.	*1,250
Increased snow load zone 5–5.5	Tidlös/Klassisk Slim, Berg, Glänta 15 and 40–70, Duo, Gästsvit, Bastu, Flex.	*1,000
	Zone 5–5.5 (other models).	*1,500
Enhanced roof insulation	245 mm instead of 195 mm.	*200
Mirror-image.		0
Code lock on entrance door	Yale Doorman L3S Family.	10,000
Prepared for electric car charger	Fuse and separate residual.current device for installation of an electric car charger.	5,000
Outside tap	Gustavsberg.	7,500
Outdoor shower	Frostline EQI with hot and cold water. Elegantly wall-mounted and self-draining, enabling year-round use.	40,000
Site-built deck	Pressure-treated pine, up to 50 cm above ground. Per sqm.	3,000
Pergola	Per sqm. Treatment matching exterior cladding is included.	5,000
Deck roof	Per sqm. With mineral bitumen felt; surcharge per sqm for other roofing materials.	4,500

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Interior

STANDARD SPECIFICATION

Lighting	Adjustable Norlux Tania Mini Basic spotlights and sockets for pendant lighting.
Switches and sockets	Schneider Electric Renova.

NATUR INTERIOR STYLE

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Floor	Solid brushed pine floorboards treated with white hardwax oil.
Internal walls and ceilings	Fine-sawn wood cladding painted matt white.
Internal doors	Custom-built in wood, treated with a transparent matt white lacquer, around a core of dense, dimensionally stable MDF for long service life.
Internal doors/windows	Wood treated with a transparent matt white lacquer.
Lighting and electrical fittings	White.

SOBER INTERIOR STYLE

*1,000

Floor	Solid brushed pine floorboards treated with white hardwax oil.
Internal walls and ceilings	Smooth walls and ceiling with a matt ivory finish.
Internal doors	Custom-built in wood, treated with a transparent matt white lacquer, around a core of dense, dimensionally stable MDF for long service life.
Internal doors/windows	Wood treated with a transparent matt white lacquer.
Lighting and electrical fittings	White.

RÅ INTERIOR STYLE

*1,000

Floor	Solid brushed pine floorboards treated with natural hardwax oil.
Internal walls and ceilings	Birch plywood treated with matt lacquer.
Internal doors	Custom-built in birch plywood, treated with a matt lacquer, around a core of dense, dimensionally stable MDF for long service life.
Internal doors/windows	Wood with matt black finish.
Lighting and electrical fittings	Black.

VARM INTERIOR STYLE

*2,000

Floor	Solid planed spruce floorboards treated with white hardwax oil.
Internal walls and ceilings	Solid planed spruce cladding treated with white hardwax oil.
Internal doors	Custom-built in wood, treated with a transparent matt white lacquer, around a core of dense, dimensionally stable MDF for long service life.

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Internal doors/windows	Wood treated with a transparent matt white lacquer.	
Lighting and electrical fittings	Black.	
INTERIOR OPTIONS		
Premium spotlights	Adjustable Norlux Tania Mini Slim spotlights with extra powerful lights and broad beam angle. Tailored to chosen interior style. Replaces standard spotlights.	*100
Hall flooring	Bricmate Runö Warm Grey porcelain tiles with underfloor heating.	
	Duo 150.	100,000
	Duo 60–100.	70,000
	Glänta 80–120, Hav 100–150, Sjö 100–150.	50,000
	Other.	25,000
Internet	Prepared for direct connection to fibre. Space for fibre box, housing for fibre cable, two power sockets and two connected network sockets.	5,000
	Internet socket that connects to existing network in another building. Schneider Electric Renova	2,500
TV aerial socket	Schneider Electric Renova.	2,500
Audio-visual package	Samsung The Frame 43 inch Smart TV plus Sonos Ray soundbar with Trueplay technology and simple control using TV remote, Sonos app and Apple AirPlay 2.	15,000

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Kitchen and kitchenette

STANDARD SPECIFICATION KITCHEN

Standard in Slim, Berg, Glänta, Hav, Sjö, Äng, Duo. Option in Flex.

Sink	Franke, stainless steel.
Mixer tap	Mora INXX II Sharp.
Fridge/freezer	Separate Electrolux tall fridge and tall freezer integrated in tall cabinets (150). Electrolux low-level fridge integrated in floor cabinet (Glänta 15–30, Slim 30, Berg Max 30, Flex 15–30 Slim). Electrolux tall fridge/freezer integrated in tall cabinet (other models).
Hob	Electrolux induction hob, two zones (Glänta 15–30, Slim 30, Berg Max 30, Flex 15–30 Slim). Siemens induction hob, four zones with integrated extractor (Äng 60–120, Hav 150, Sjö 150) Electrolux induction hob, four zones (other models)
Dishwasher	Electrolux integrated in floor cabinet (not Glänta 15, Berg Max 30).
Built-in oven	Electrolux integrated in floor cabinet (not Glänta 15–30, Slim 30, Berg Max 30, Flex 15–30 Slim).
Extractor	Integrated into hob, with carbon filter (Äng 60–120, Hav 150, Sjö 150). Integrated into wall cabinet, with carbon filter (other models).
Lighting	Inset spotlights.
Kitchen island	Standard in 150 and Äng. Option in other models as listed below.

STANDARD SPECIFICATION KITCHENETTE

Option in Flex.

Sink	Franke, stainless steel.
Mixer tap	Mora INXX II Sharp.
Fridge/freezer	Electrolux low-level fridge integrated in floor cabinet.
Lighting	Inset spotlights.

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KITCHEN AND KITCHENETTE NATUR

Carcasses	Bespoke in solid wood, treated with a matt white lacquer that accentuates the grain and gives a durable, natural finish.
Doors and drawer fronts	Bespoke in dense, dimensionally stable MDF for long service life. With bevelled pull bar and matt white finish.
Worktop, splashback and end panels	Solid wood, treated with matt white lacquer that protects and accentuates the natural character of the wood.
Mixer tap, finish	Chrome.

KITCHEN AND KITCHENETTE SOBER

Carcasses	Bespoke in solid wood, treated with a matt white lacquer that accentuates the grain and gives a durable, natural finish.
Doors and drawer fronts	Bespoke in dense, dimensionally stable MDF for long service life. With bevelled pull bar and matt ivory finish.
Worktop, splashback and end panels	Solid wood, treated with matt white lacquer that protects and accentuates the natural character of the wood.
Mixer tap, finish	Chrome.

KITCHEN AND KITCHENETTE RÅ

Carcasses	Bespoke in birch plywood, treated with a matt lacquer that accentuates the grain and gives a durable, natural finish.
Doors and drawer fronts	Bespoke in dense, dimensionally stable MDF for long service life. With bevelled pull bar and matt black finish.
Worktop	Birch plywood with black laminate finish.
Splashback and end panels	Birch plywood, treated with a matt lacquer that preserves the material's natural look.
Mixer tap, finish	Black.

KITCHEN AND KITCHENETTE VARM

Carcasses	Bespoke in solid wood, treated with a matt white lacquer that accentuates the grain and gives a durable, natural finish.
Doors and drawer fronts	Bespoke in dense, dimensionally stable MDF for long service life. With bevelled pull bar and matt anthracite grey finish.
Worktop, splashback and end panels	Solid wood, treated with matt white lacquer that protects and accentuates the natural character of the wood.
Mixer tap, finish	Black.

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KITCHEN AND KITCHENETTE OPTIONS

Doors and drawer fronts	Painted in custom colour.	20,000
Extractor fan with ducted ventilation	Replaces extractor with carbon filter (models with hob).	10,000
Combi oven/microwave	Integrated into floor cabinet. Replaces oven (models with oven).	6,000
Built-in microwave oven	Built into wall cabinet (Slim, Flex 30 Slim).	5,000
Premium stone worktop	Cosentino Silestone. Tailored to chosen interior style.	
	Glänta 15, Slim 30, Flex 15, Flex 30 Slim, Berg 30 Max.	20,000
	Berg, Glänta 30–70, Hav 50, Duo 60–100, Flex 30 Wide.	22,500
	Sjö 50–70, Hav 60–80.	27,500
	Sjö 80–120, Hav 90–120.	37,500
	Äng and Duo 150 (including kitchen island).	45,000
Kitchen island	As per drawing.	
	Berg, Glänta 60–70, Sjö 80–90 with standard worktop.	50,000
	Berg, Glänta 60–70, Sjö 80–90 with premium worktop.	65,000
	Duo 60–100 with standard worktop.	65,000
	Duo 60–100 with premium worktop.	80,000
	Hav, Sjö 100–120 with standard worktop.	90,000
	Hav, Sjö 100–120 with premium worktop.	115,000
	150.	Included
No kitchen	All complete houses up to 50 sqm can be delivered without a kitchen at a reduced price.	
	Glänta 15.	- 60,000
	Slim 30.	- 75,000
	Berg Max 30.	- 80,000
	Glänta 30.	- 85,000
	Berg 30–50, Glänta 50, Hav 50.	- 115,000
Kitchenette for Flex	A kitchenette can be added to Flex as an optional extra.	
	Flex 15 and Flex 30 Slim.	90,000
	Flex 30 Wide.	125,000
Kitchen for Flex	A kitchen can be added to Flex as an optional extra.	
	Flex 15 and Flex 30 Slim.	105,000
	Flex 30 Wide.	150,000

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Bathroom

STANDARD SPECIFICATION	Standard in Slim, Berg, Glänta, Hav, Sjö, Äng, Duo. Option in Flex.
Shower screen	Clear glass.
Shower mixer tap	Overhead shower with separate handheld shower head, Mora Shower system kit INXX II.
Washstand mixer tap	Mora INXX II Soft.
Washstand	Duravit Vero.
Mirror cabinet	Custom-built to Sommarnöjen's design, with integrated lighting, matched to chosen interior style. Mirror only (no cabinet) in Gästsvit 30.
Washstand	Custom-built to Sommarnöjen's design, matched to chosen interior style.
Wall-hung WC	Duravit Starck ME Rimless with integral cistern.
Hooks and toilet roll holder	Mora INXX II.
Laundry	Electrolux washer-dryer (Slim, Berg, Glänta 30–120, Hav, Sjö, Äng, Duo. Not 150). Separate Electrolux washing machine and tumble dryer (150).
Hot water heater	Integrated and concealed in cupboard.
Switches and sockets	Schneider Electric Exxact IP44.
Heating	Underfloor heating.
Lighting	Inset spotlights.

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BATHROOM NATUR

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Bricmate Runö Warm Grey porcelain tiles for shower walls and fine-sawn wood cladding painted matt white for other walls.
Mixer tap/lighting/power sockets and switches	Chrome/white/white.

BATHROOM SOBER

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Bricmate Runö Warm Grey porcelain tiles.
Mixer tap/lighting/power sockets and switches	Chrome/white/white.

BATHROOM RÅ

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Rako White Gloss tiles, laid in a brickwork pattern.
Mixer tap/lighting/power sockets and switches	Black/black/black.

BATHROOM VARM

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Bricmate Runö Warm Grey porcelain tiles for shower walls and planed spruce cladding treated with white hardwax oil for other walls.
Mixer tap/lighting/power sockets and switches	Black/black/black.

BATHROOM OPTIONS

Bathroom walls	Granite grey porcelain tiles on all walls. For Lugn, Rå and Varm. Standard in Sober.	10,000
Heated towel rail	Pax Flex colour-matched with interior style.	10,000
Eco-toilet	Wostman EcoFlush low-flush WC.	10,000
	Jets Jade vacuum toilet, excluding vacuum pump.	55,000
	Cinderella Premium incinerating toilet.	80,000
Separated waste	Black and grey water separated out in waste system.	8,000
Bathroom for Flex	Full bathroom.	210,000

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Toilet

STANDARD SPECIFICATION

Standard in 100 and Bastuhus 30. Option in Flex.

Washstand mixer tap	Mora INXX II Soft.
Washstand	Duravit Vero.
Mirror cabinet	Custom-built to Sommarnöjen's design, with integrated lighting, matched to chosen interior style.
Washstand	Custom-built to Sommarnöjen's design, matched to chosen interior style.
Wall-hung WC	Duravit Starck ME Rimless with integral cistern.
Hooks and toilet roll holder	Mora INXX II.
Switches and sockets	Schneider Electric Exxact IP44.
Heating	Underfloor heating.
Lighting	Inset spotlights.

TOILET NATUR

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Fine-sawn wood cladding painted matt white.
Mixer tap/lighting/power sockets and switches	Chrome/white/white.

TOILET SOBER

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Smooth walls and ceiling with a matt ivory finish.
Mixer tap/lighting/power sockets and switches	Chrome/white/white.

TOILET RÅ

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Birch plywood treated with matt lacquer.
Mixer tap/lighting/power sockets and switches	Black/black/black.

TOILET VARM

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Solid planed spruce cladding treated with white hardwax oil.
Mixer tap/lighting/power sockets and switches	Black/black/black.

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TOILET OPTIONS

Toilet walls	Granite grey porcelain tiles on all walls.	10,000
Eco-toilet	Wostman EcoFlush low-flush WC.	5,000
	Jets Jade vacuum toilet, excluding vacuum pump.	50,000
	Cinderella Premium incinerating toilet.	60,000
Separated waste	Black and grey water separated out in waste system.	3,000
Toilet for Flex	Separate toilet.	160,000

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Shower

STANDARD SPECIFICATION

Standard in Bastuhus 15 and 30.

Shower mixer tap	Overhead shower with separate handheld shower head, Mora Shower system kit INXX II.
Hooks	Mora INXX II.
Hot water heater	Integrated and concealed in cupboard.
Switches and sockets	Schneider Electric Exxact IP4 4.
Heating	Underfloor heating.
Lighting	Inset spotlights.

SHOWER NATUR

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Bricmate Runö Warm Grey porcelain tiles.
Mixer tap/lighting/power sockets and switches	Chrome/white/white.

SHOWER SOBER

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Bricmate Runö Warm Grey porcelain tiles.
Mixer tap/lighting/power sockets and switches	Chrome/white/white.

SHOWER RÅ

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Rako White Gloss tiles, laid in a brickwork pattern.
Mixer tap/lighting/power sockets and switches	Black/black/black.

SHOWER VARM

Floor	Bricmate Runö Warm Grey porcelain tiles.
Walls	Bricmate Runö Warm Grey porcelain tiles.
Mixer tap/lighting/power sockets and switches	Black/black/black.

SHOWER OPTIONS

Prices marked with * are in kronor per square metre of building footprint for the model in question.

Shower walls	Grey porcelain tiles on all walls (standard in Lugn, Sober and Varm)	5,000
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Sauna

STANDARD SPECIFICATION	Standard in Bastuhus 5–30.	
Floor	Bricmate Runö Warm Grey porcelain tiles.	
Internal walls and ceilings	Light aspen.	
Internal doors	Clear glass and light aspen.	
Benches	Light aspen.	
Heater	Harvia Cilindro.	
Ventilation	Input and exhaust air.	
Heating	Underfloor heating.	
Lighting	Lighting package in Sommarnöjen’s design.	
SAUNA OPTIONS		
Wood-fired heater	Linear 22 from Harvia, including guard, sauna stones and flue.	60,000

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Joinery

JOINERY NATUR

Carcasses	Bespoke in solid wood, treated with a matt white lacquer that accentuates the grain and gives a durable, natural finish.
Doors and drawer fronts	Bespoke in dense, dimensionally stable MDF for long service life. With bevelled pull bar and matt white finish.
End panels	Solid wood, treated with matt white lacquer that protects and accentuates the natural character of the wood.
Handles	Chrome handles wrapped in natural-coloured leather from Stilbeslag.

JOINERY SOBER

Carcasses	Bespoke in solid wood, treated with a matt white lacquer that accentuates the grain and gives a durable, natural finish.
Doors and drawer fronts	Bespoke in dense, dimensionally stable MDF for long service life. With bevelled pull bar and matt ivory finish.
End panels	Solid wood, treated with matt white lacquer that protects and accentuates the natural character of the wood.
Handles	Chrome handles wrapped in natural-coloured leather from Stilbeslag.

JOINERY – RÅ

Carcasses	Bespoke in birch plywood, treated with a matt lacquer that accentuates the grain and gives a durable, natural finish.
Doors and drawer fronts	Bespoke in dense, dimensionally stable MDF for long service life. With bevelled pull bar and matt black finish.
End panels	Birch plywood with black laminate finish.
Handles	Chrome handle wrapped in black leather from Stilbeslag.

JOINERY VARM

Carcasses	Bespoke in solid wood, treated with a matt white lacquer that accentuates the grain and gives a durable, natural finish.
Doors and drawer fronts	Bespoke in dense, dimensionally stable MDF for long service life. With bevelled pull bar and matt anthracite grey finish.
End panels	Solid wood, treated with matt white lacquer that protects and accentuates the natural character of the wood.
Handles	Chrome handle wrapped in black leather from Stilbeslag.

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JOINERY OPTIONS	Matched to chosen interior style.	
Sleeping loft	Dimensions as per drawings, including lighting, railing and ladder.	
	Duo, Sjö 70–120. Tidlös/Klassisk Flex 15, Flex 30 Slim.	55,000
	Tidlös/Klassisk Flex 30 Wide, Berg 60–70, Glänta 60–120, Hav 60–90, Sjö 60–150, Bastuhus 30, Klassisk Äng 60–80.	70,000
	Tidlös/Klassisk Hav 100–150, Klassisk Äng 100–120, Tidlös Äng 60–120.	90,000
	Tidlös/Klassisk Berg 30–50/Glänta 15–50/Hav 50.	Included.
Without sleeping loft	All complete houses up to 50 sqm can be delivered without a sleeping loft at a reduced price.	
	Tidlös/Klassisk Glänta 15–30, Slim 30, Berg Max 30.	- 40,000
	Tidlös/Klassisk Berg 30–50, Hav 50.	- 50,000
Complete beds	Bespoke double bed with integrated drawers, mattress, topper and adjustable reading lamps.	35,000
	Bespoke bunk bed with integrated drawers, mattress, topper and adjustable reading lamps.	45,000
	Bespoke family bunk bed with integrated drawers, mattress, topper and adjustable reading lamps.	50,000
Integrated wardrobes	Up to 120 cm wide.	45,000
	Up to 200 cm wide.	65,000
	Up to 300 cm wide.	100,000
Integrated desk/bench	Up to 200 cm wide.	25,000
	Up to 300 cm wide.	40,000
	Up to 400 cm wide.	55,000
Combined joinery	Wardrobes combined with desk/bench seat, up to 200 cm wide.	50,000
	Wardrobes combined with desk/bench seat, up to 300 cm wide.	80,000
Doors and drawer fronts	Painted in custom colour. Per house.	20,000

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Heating

STANDARD SPECIFICATION

Radiators	Adax Neo Wifi remote thermostat-controlled radiators in all rooms. White in Lugn and Sober. Black in Rå and Varm.
Underfloor heating	In bathrooms, toilets, shower rooms and sauna rooms.

HEATING OPTIONS

Air-to-air heat pump	Prepared for air-to-air heat pump installation.	5,000
	Basic Hitachi Shirokuma air-to-air heat pump with Wifi control and AC.	35,000
	Advanced Toshiba Haori Premium air-to-air heat pump with fabric front, Wifi control, frost protection, heater function and AC.	50,000
	Advanced Toshiba Haori Premium air-to-air heat pump with double indoor units, fabric fronts, Wifi control, frost protection, heater function and AC.	80,000
Stove	Roof structure prepared for stove installation.	10,000
	TermaTech TT60 cast iron wood-burning stove, with flue and ladder slide guard. With full installation (excluding chimney sweep certificate).	90,000
Water-borne underfloor heating	Prepared for water-borne underfloor heating.	*-500
	Drawings are adjusted for the positioning and installation of the heat pump and underfloor heating manifold.	
	Electricals and plumbing are adapted for water-borne underfloor heating.	
	Sommarnöjen can procure the desired heat pump (air-to-water or ground source), water-borne heating system, interior flooring and skirting boards, and the associated work from local contractors.	
	Underfloor heating in the bathroom is included.	
	Hot water heater, radiators and solid wood flooring are removed.	
	For permanent residences of at least 80 sqm.	
	Complete water-borne underfloor heating system.	300,000 + *2,500
	Drawings are adjusted for the positioning and installation of the boiler and underfloor heating manifold.	
	Electricals and plumbing are adapted for water-borne underfloor heating.	
	Underfloor heating loops.	
	Nibe air-to-water heat pump with indoor module and hot water heater.	
	Solid wood flooring adapted for water-borne underfloor heating.	
	Underfloor heating in the bathroom is included.	
	Standard hot water heater and radiators are removed.	
	For permanent residences of at least 80 sqm.	

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Services

ARCHITECTURE AND APPLICATIONS

Individual adjustment	Modifications to the floor plan, window placement and other details within the outer dimensions, module dimensions and plumbing layout of the model. Includes new architectural and structural drawings plus one round of review and revision.	30,000 + *1,000
Individualised houses	A new house is designed to the customer's requirements and site conditions. New architectural and construction drawings plus two rounds of reviews and revisions.	30,000 + *2,000
Decks and outdoor spaces	Designed to the customer's requirements and site conditions. Includes one round of review and revision.	20,000
Building permit application	Preparation of complete documentation for a building permit application, with ongoing contact and follow-up with the local authority (excluding fee and any staking out).	30,000
Shoreline protection exemption	Preparation of complete documentation for a shoreline protection exemption application, with ongoing contact and follow-up with the local authority and County Administrative Board (excluding fee).	30,000
Other applications	Property alteration, demolition permit, site improvement permit or permit for building in a landscape protection zone.	Quote

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COMPLETE SERVICE	For complete peace of mind and full convenience.
Complete Service	Preparation of complete documentation for a building permit application, with ongoing contact with the local authority (excluding fee and any staking out). Procurement and project management of contractors for groundwork (site preparation, foundations, pipes and cables, and connection to existing electricity, water and drainage). Booking and coordination of building control officer, approved inspector, chimney sweep and consultant for staking out and follow-up inspection (if required). Procured services incur an additional charge of actual cost plus 12.5%. Extended ten-year liability under ABS 18 (General provisions for small building contracts) for both house delivery and procured groundwork. For houses that do not require a building permit. *2,000 For houses that require a building permit. 30,000 + *2,000
Complete Service Fixed Price	Includes building permit application and extended liability as in Complete Service. Groundwork costs are included (site preparation, foundations, pipes and cables, and connection to existing electricity, water and drainage) in accordance with the delivery terms and conditions. Developer's costs are included (plot map fee, building permit fee, fee for staking out and follow-up inspection, building control officer, approved inspector, chimney sweep and completion guarantee) in accordance with the delivery terms and conditions. This service is available for properties with road access. For houses that do not require a building permit. 330,000 + *3,000 For houses that require a building permit. 400,000 + *3,000
Extended Complete Service (water/drainage)	For properties without a water and/or drainage solution. 40,000 Includes coordination with a water/drainage consultant on the application/notification and procurement of a suitable private sewage and/or water supply solution (well/desalination plant). Work incurs an additional charge of actual cost plus 12.5%. Excludes local authority fee.
Extended Complete Service (electricity)	For properties with no electricity supply. 15,000 Includes coordination with an electrician for registration of a new electricity connection. Work incurs an additional charge of actual cost plus 12.5%. Excludes connection fee.
Extended Complete Service (other)	Demolition, jetty, steps, outdoor areas and other external works. Quote Work incurs an additional charge of actual cost plus 12.5%.

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Payment plan

STANDARD	Payment is made as costs arise, which results in the lowest overall cost.	0
10%	On signing the agreement.	
40%	On receipt of the building permit.	
40%	On delivery of the house modules.	
10%	When the house has been signed off in the independent final inspection, or, if the final inspection has not been carried out, no later than four weeks after Sommarnöjen has notified you that assembly is complete (without Complete Service) or that the construction work is finished (with Complete Service).	
Groundwork	Construction work (with Complete Service) and any additional costs not included in the predetermined fixed price (with Complete Service Fixed Price) are invoiced on an ongoing basis in arrears.	
Bank guarantee	Not required.	
90% IN ARREARS	90% of the payment is made after delivery.	*1,500
10%	On signing the agreement.	
0%	On receipt of the building permit.	
80%	On delivery of the house modules.	
10%	When the house has been signed off in the independent final inspection, or, if the final inspection has not been carried out, no later than four weeks after Sommarnöjen has notified you that assembly is complete (without Complete Service) or that the construction work is finished (with Complete Service).	
Groundwork	Construction work (with Complete Service) and any additional costs not included in the predetermined fixed price (with Complete Service Fixed Price) are invoiced on an ongoing basis in arrears.	
Bank guarantee	A bank guarantee equivalent to 90% of the contracted sum is arranged by the customer on receipt of the building permit.	

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About Sommarnöjen

A house should feel like it belongs in the landscape. That is the starting point for everything we do.

Sommarnöjen creates architect-designed houses in natural materials for people who want to spend more time in nature. Our houses are found by the sea, in the archipelago, in the countryside and in the mountains. They are shaped by their location and built to last for generations.

The company was founded in 2005 following an initial project on Husarö in the Stockholm archipelago. Since then, we have completed over a thousand house projects throughout Sweden and in neighbouring countries. Today we deliver homes every week, all year round.

Sommarnöjen is a company group with around 110 employees. Head office in Stockholm is where our architects, project managers and advisers work on the development of our houses and support for our customers. Meanwhile, in our housebuilding factory, specialists in construction, procurement, logistics and production work alongside the experienced craftspeople who build the houses. Our assembly and service teams are responsible for delivery and installation at the customer's property.

Our base in Stockholm has architects, structural engineers, interior designers and project managers all working under one roof. Coupled with our own housebuilding factory, contractors and service team, this keeps decision-making fast and enables problems to be resolved quickly.

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Attached to the business is an extensive network of specialists – hauliers, groundwork contractors, electrical and plumbing firms, and experts in sea transport, jetties, road construction, offgrid sewage systems and desalination plants.

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