

Welcome home to

Propellerhuset



John Ericssonsgatan 4

PATRIAM

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

patriam.se

We see the bigger picture and then the small things become important

At Patriam, we think it is important to see the whole picture. We create sustainable homes that don't compromise on style and function. A home for those who don't settle, but seek the unique and exclusive. For those who live in the present, but always make long-term choices.

By looking beyond standardised solutions and familiar patterns, we develop beautiful and thoughtful homes with attractive details, both in the apartment and around the property.

We create homes with high ambitions in terms of the environment and design that give you a sustainable home over time. A home to live in and look at — even a hundred years from now.



Historic new production

According to many, John Ericssonsgatan is the most charming street in all of Stockholm. It is home to some of Stockholm's most iconic functionalism architecture, just metres from Riddarfjärden. From the very start, Arkitema has emulated the feel of the area. Together, we have created exclusive residences in neighbourhoods where nothing new is otherwise built.

The 15 apartments are all meticulously planned with generous spaces, sublime material choices and balconies on several sides. The result is modern, timeless homes that blend in with their surroundings and express humility for times past.

Patriam intends to achieve the Nordic Swan Ecolabel for the building, guaranteeing a high environmental standard. Nordic Swan Ecolabelled homes ensure that its 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.

As a tribute to the street, we have named the building Propellerhuset (the Propeller house) as John Ericsson invented the propeller.



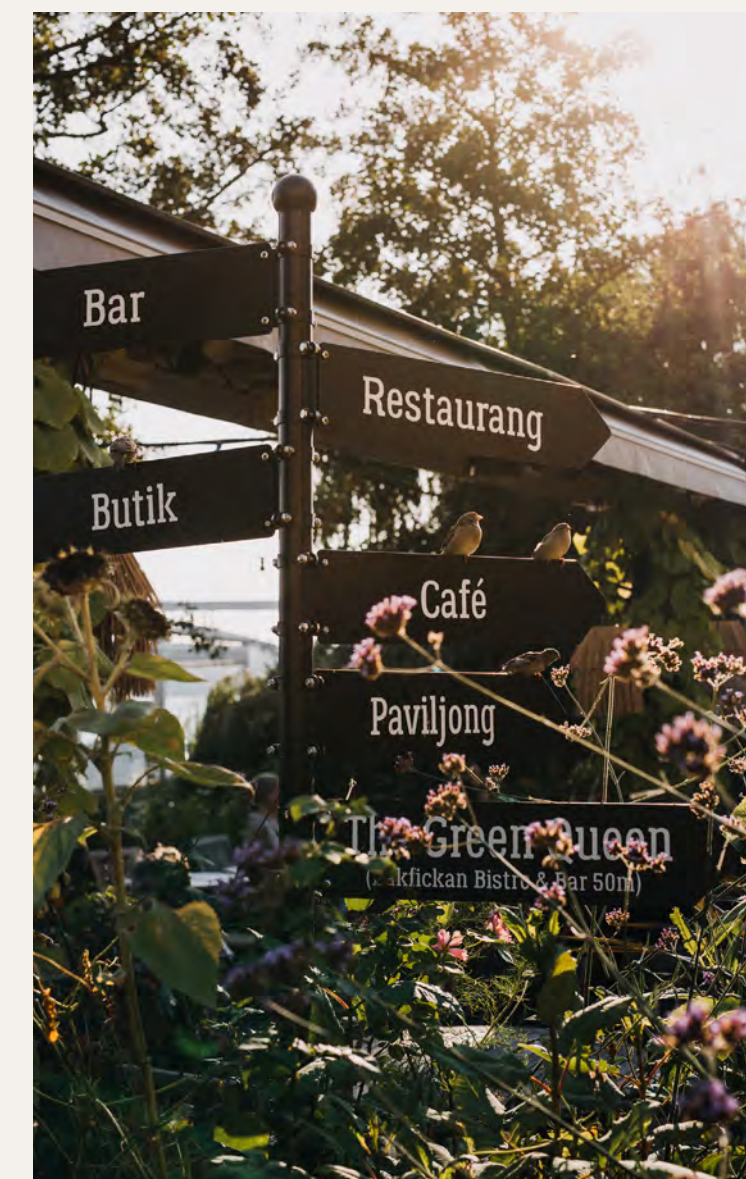
It is not often that there's a vacancy at one of Kungsholmen's best addresses.

During the first two decades of the 1900s, Norr Mälarstrand arose in the shadow of the City Hall. In 1930, the western parts of Norr Mälarstrand also underwent construction, and tall, magnificent buildings with functional style facades were soon in place. At the same time, smaller, well-planned apartments were also built, including the experimental collective that is now better known as Markeliushuset. By the end of the 30s, the area had already got its majestic silhouette, flanked by the parade street and the waterside promenade.

In 1931–1932, a residential building was built on John Ericssonsgatan 4 in the typical contemporary style according to Gustaf Birch Lindgren's drawings. To maintain the high pace of construction that characterised the area at the time, calcium aluminate cement was used, which had the advantage of curing after just one day. But over time, the entire structure of the building began to degrade and in 2018 it was abandoned due to the risk of collapse. This is where the completely unique Propellerhuset is now being developed, adding to the area.







Nedre Kungsholmen is quiet and the heart of the city feels far away when strolling along the waterside promenade. In summer, you can take a dip at the jetty and in winter, with a little luck, take a tour on the ice.

Here you will find everything you need: grocery stores, alcohol retail, dry cleaning, fitness studios and a number of car sharing pools. The area is also full of lovely restaurant experiences. The classics, Mäster Anders, Styrelsen, Agnes, Bergamott and Lokal are all located within a few blocks. In the nextdoor building, you will find the award-winning Petite France, which offers freshly baked bread, pastries and cosy lunches.

In summer, the floating Mälarpaviljongen and the Orangeriet are the go-to meeting places. At Smedsuddsbadet beach, you can rent kayaks and SUPs, and have a bite at popular Eden.

At the weekend, you can visit the Wijnja wholesaler for some cheese and then drop by Fruktaffären for seasonal vegetables and cut flowers. Make your last stop at the local Taylor & Jones deli, where you not only can purchase charcuterie, but you can also sit down for a drink.

Meet the architects

Propellerhuset was designed by Elin Andreassen and Sofia Skogseid at Arkitema. This project and its location are special to them as well. The challenge was to create a building that, on a large scale, subtly melds into the historical character of the area and, on a small scale, demonstrates genuine, contemporary material handling and detailing.

Together, we have developed Propellerhuset into the particular mix of elegance and timelessness that was always the goal. The sense for details and materials that are sustainable design-wise and environmentally was central throughout the process and is reflected in both the exterior and interior.

The facade's material and colour is a novel interpretation of the area's palette, where the warm tone of plaster harmonises well with the neighbouring buildings. The basement floor is accented by natural stone and dark-stained wood sections. Similarly, it was natural to work with solid wood window casings and forged details to create the right feeling.

Inside the apartments, the area's heritage and details are important. The spatial layout of the apartments also exudes classic elegance. The interior is calm, Nordic and luxurious with simple yet fine details such as herringbone parquet and Carrara marble.

"Just like Patriam, we always have high ambitions and are passionate about craftsmanship," says Elin.

"A home that unites the present with the past."

- Architect Elin Andreassen



”I take on projects as if I were moving in myself.”

- Lotta Agaton

Meet the interior designer

Lotta Agaton is the founder and creative director of one of Scandinavia's leading interior design studios. She takes on all kinds of assignments for both private and commercial clients. This is not the first time she has collaborated with Patriam to invoke the exclusive vision.

In order to create an interior design concept, it is important to keep the building's architecture and target group in mind. The straight lines and light colours of Propellerhuset are fundamental for achieving the interior design's key concepts: classic and Scandinavian.

Decorating a newly built home is like being given a blank sheet of paper. For it all to come together and not only be minimalistic, but also warm, it is key to introduce a lot of accents in varying materials and mixed textures. Propellerhuset's spacious social areas require large furnishings that invite people to socialise.

Round table, angular sofa – you shouldn't be afraid to mix and match. Though it's easy to get carried away, it is important that there is a common thread throughout the home by taking into account the materials used in the apartments.

The bedroom is softly decorated with lots of contrasts. Here, textiles play the main role in creating quiet nights. By decorating the balcony, the boundary between indoors and outdoors is blurred. Though the Swedish climate does not allow for spending time on one's balcony all year round, it can nonetheless be furnished to contribute to the overall indoor environment – even in winter. Lotta brought this about by planting evergreens, giving the feeling of greenery, even through the winter.

“These are the details that are part of the common thread and make every corner homely,” says Lotta.

”A newly built place is the perfect foundation for furnishing. I encourage you to do it properly from the start. Sit down and make a mood board, order material samples and don't be afraid to mix materials and textures.”

- Interior designer Lotta Agaton



Each and every apartment in Propellerhuset is designed with generous social spaces, quiet bedrooms and comfortable bathrooms. Nothing has been left to chance. The oak herringbone parquet is classically beautiful, the carpentry and walls are painted in harmonious light tones and the marble windowsills are elegantly timeless.





”In other newly produced apartments, the focus is more on the square meterage. The focus here is on the spatial relationship.”

- Arkitekt Sofia Skogseid

The homes are divided into zones with the social areas facing the street and the intimate rooms facing the courtyard. Similarly, there is a clear division with a master bedroom, walk-in closet and bathroom in one part and a guest or children’s part in another.





The open-plan layout provides space for both cooking and socialising. The oak kitchen, with worktops and splash guards in Carrara marble, is a product of Kvänum and the mixer tap is from Dornbracht. The generous storage options, integrated appliances and induction hob with its integrated Miele fan give a feeling of calm in which everything has its place.

On the upper floor of the apartments, there is a master suite, lounge and terrace. There is also a practical Kvänum bar kitchen complete with wine cooler, sink and dishwasher.



”The apartments’ master bedrooms have a hotel feel with walk-in closets, double sinks and a balcony. There’s something romantic about them.”

- Arkitekt Sofia Skogseid

The bedrooms face the quiet park. The larger apartments also have a balcony where the morning sun makes for a welcoming spot to have your first coffee of the day.



There are plenty of storage options in every apartment with wardrobes and shelves and clothes rails from WL Systems in the walk-in closets.





The spacious bathrooms exude luxury. The washstand from Haven is made of oak, the shower is partitioned off with glass and the mixer taps are from Dornbracht. The countertop and tiles from Bricmate Glanshammar are inspired by the iconic Swedish Ekeberg marble. Above the Miele washing machine and tumble dryer there is a worktop as well as a wall cabinet ideal for storing towels and skincare.



The apartments are flanked by two long balconies facing John Ericssonsgatan on the one side and the park on the other. Here you can catch some rays during breakfast and just in time for dinner. There is also a spacious terrace on the top floor. There's room to relax with a book, plant an herb garden and enjoy delicious summer lunches.



TECKENFÖRKLARING - SYMBOLER

- G

GARDEROB
- ST

STÄDSKÅP
- HS

HÖGSKÅP
- H

UTFYLLNADSHYLLA
- KÖ

KÖKSÖ
- K

KYL
- F

FRYS
- K/F

KOMBINERAD KYL/FRYS
- DM

DISKMASKIN
- TM

TVÄTTMASKIN
- TT

TORKTUMLARE
- KM

KOMBINERAD TVÄTT/TORKTUMLARE (KOMBIMASKIN)
- BK

BRASKAMIN
- |||||

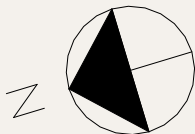
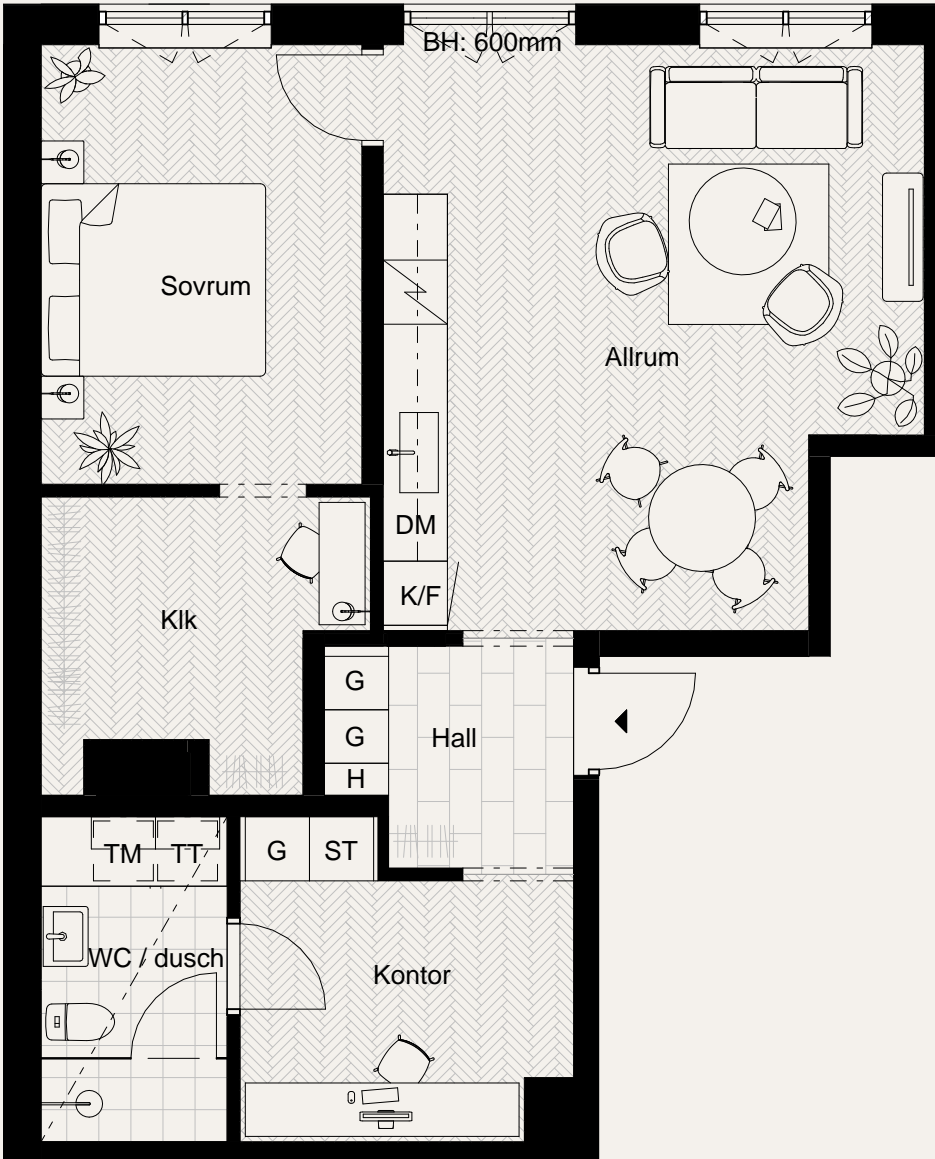
KAPPHYLLA
- UTBREDNING UNDERTAK
- = =

MÖJLIG AVDELANDE VÄGG
- |||||

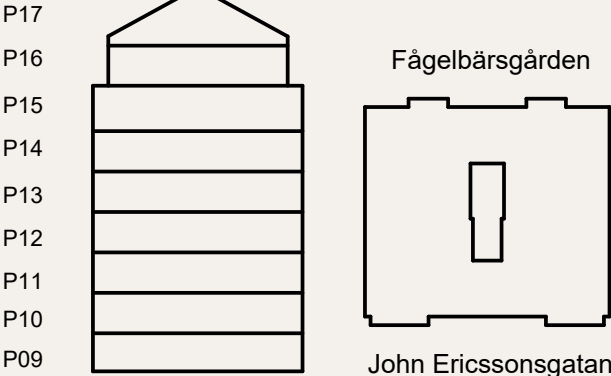
TRALL TERRASSER
- SNEDTAK, RUMSHÖJD < 1,5 m
- TF

TAKFÖNSTER
- BH

BRÖSTNINGSHÖJD FÖNSTER = CA. 0.6 m ÖFG OM INGET ANNAT ANGES



SYMBOLER



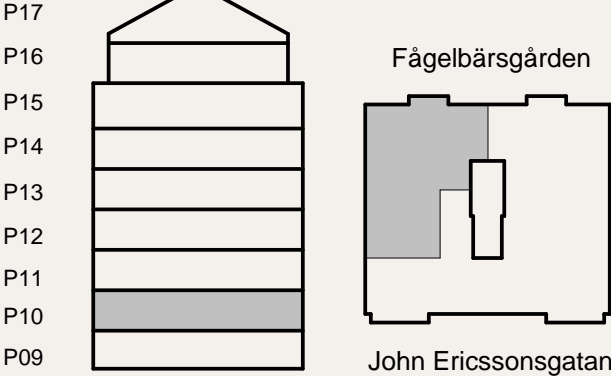
PATRIAM
Arkitema ..

Mönster för golv avser riktning, ej exakt läggning.

Preliminärt bofaktablad med reservation för ändringar.
Rätt till ändringar förbehålles.

Datum: 2024-09-04

LGH 1001
2 ROK
BOA TOTALT: 67 m²

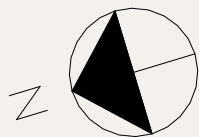
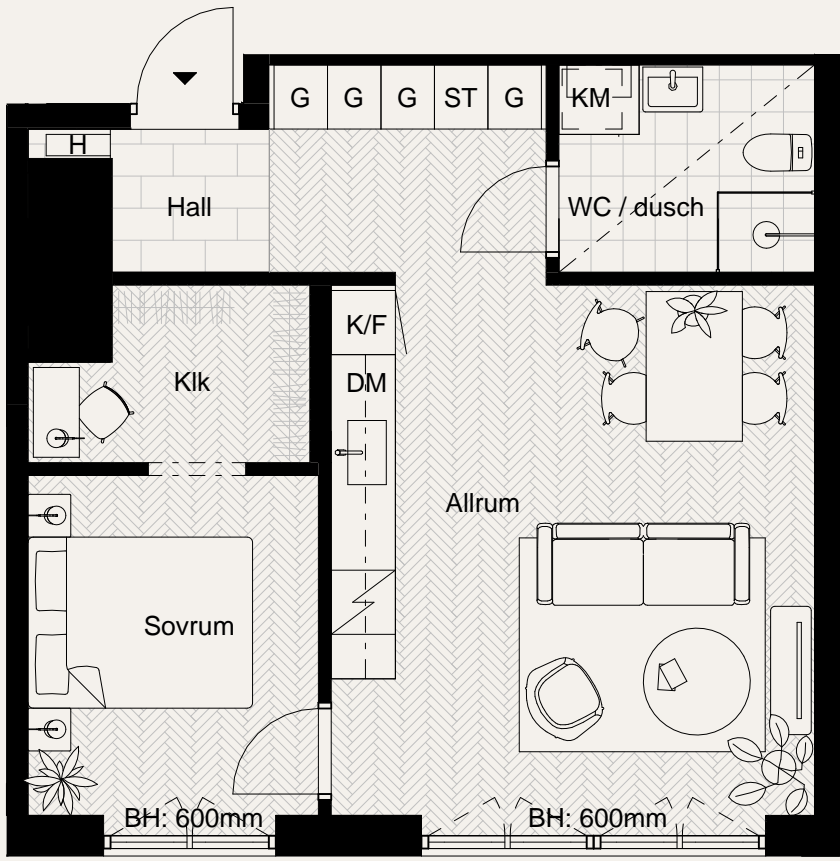
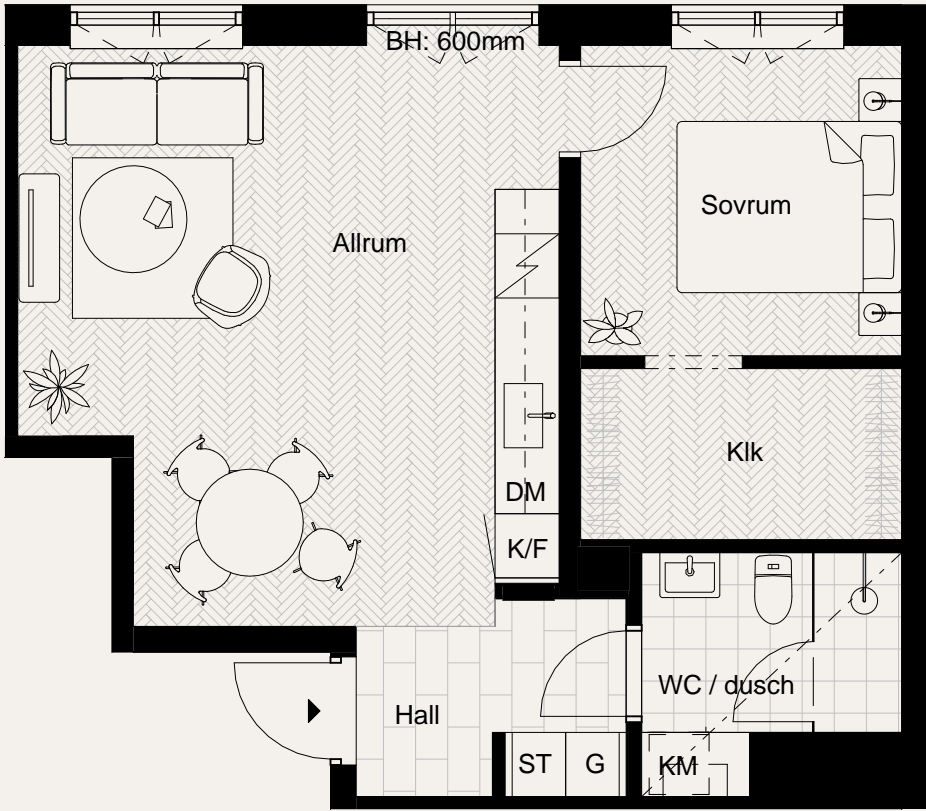


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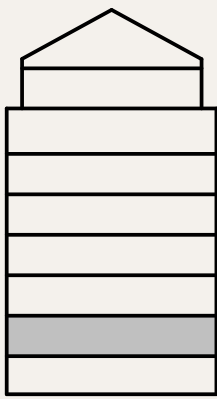


SKALA 1:100

0 1 2 3 4 5m

LGH 1002
2 ROK
BOA TOTALT: 50 m²

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Fågelbärgsgården

John Ericssonsgatan

PATRIAM

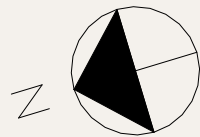
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Preliminärt bofaktablad med reservation för ändringar.

Rätt till ändringar förbehålles.

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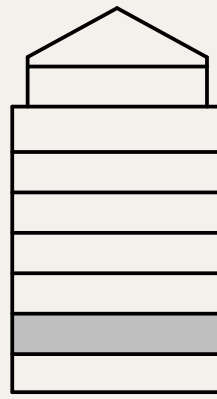


SKALA 1:100

0 1 2 3 4 5m

LGH 1003
2 ROK
BOA TOTALT: 50 m²

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Fågelbärgsgården

John Ericssonsgatan

PATRIAM

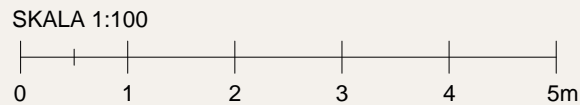
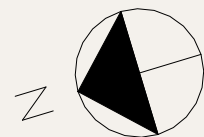
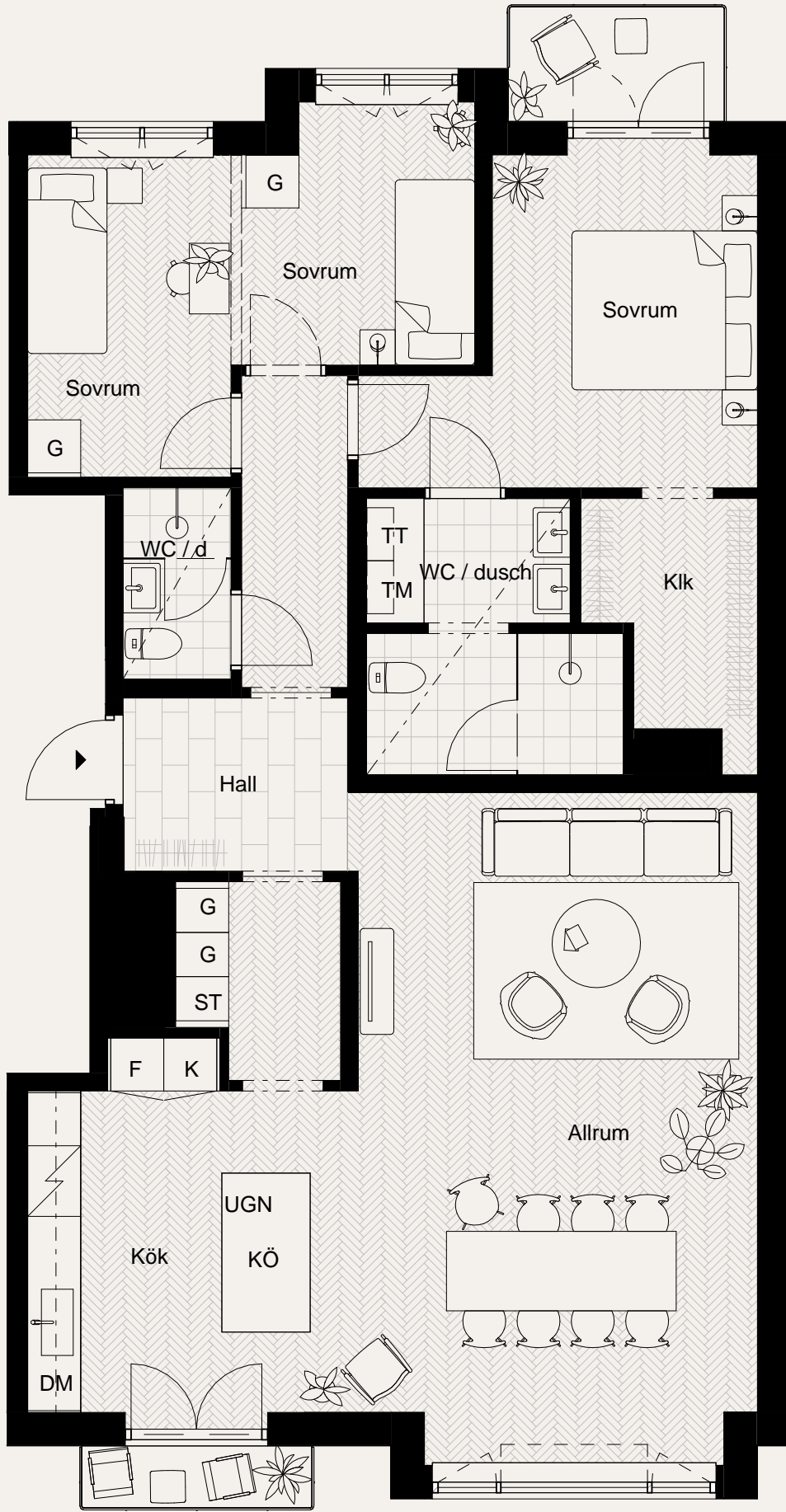
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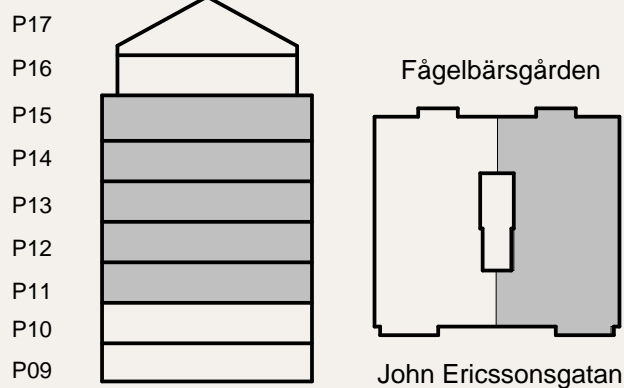
Preliminärt bofaktablad med reservation för ändringar.

Rätt till ändringar förbehålles.

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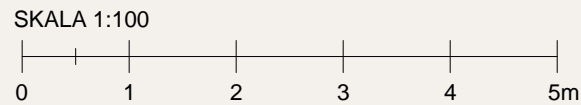
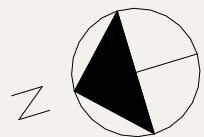
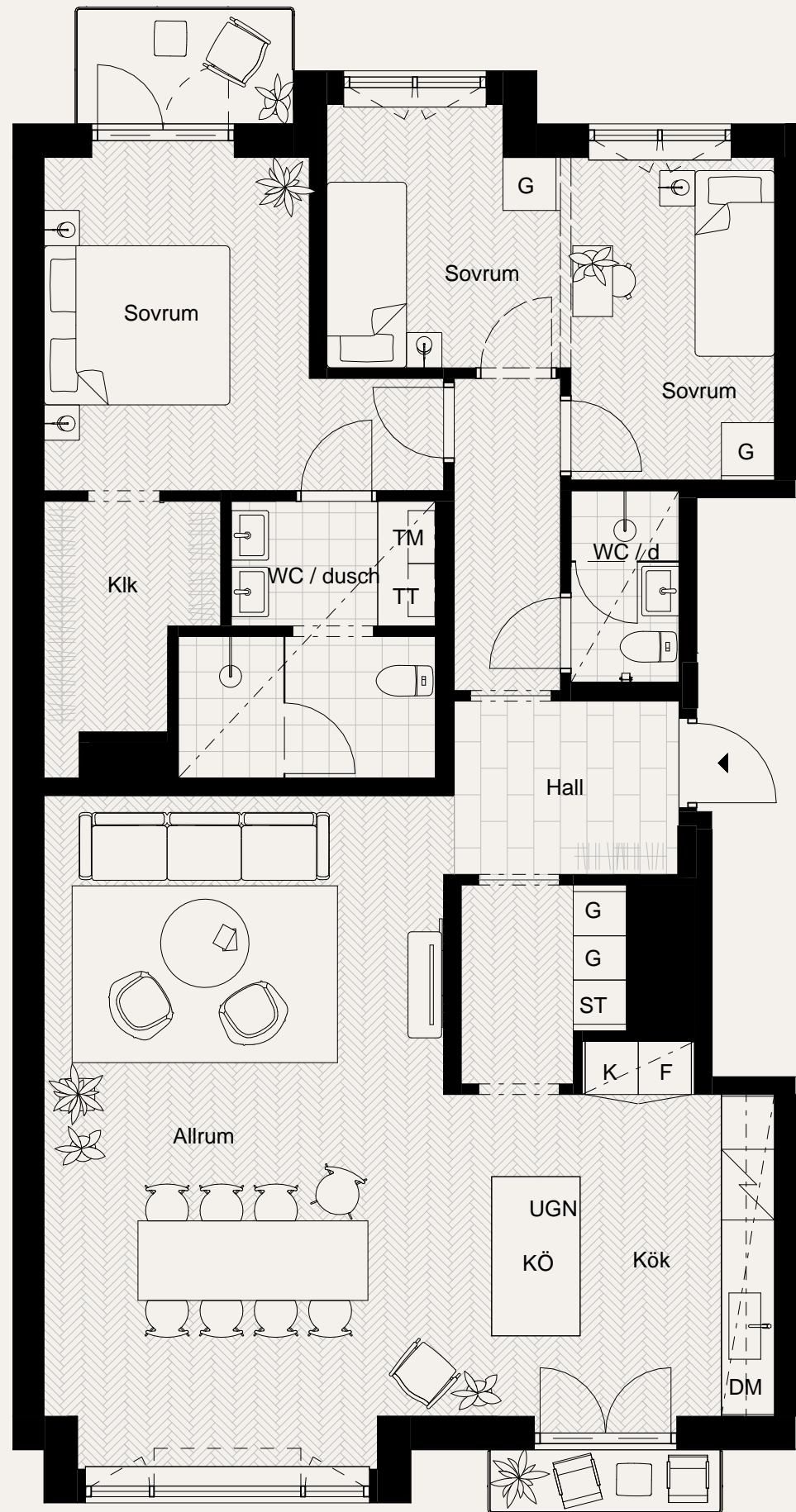
LGH 1101-1501
4 ROK
BOA TOTALT: 113 m²
BALKONGER TOTALT: CA 5 m²



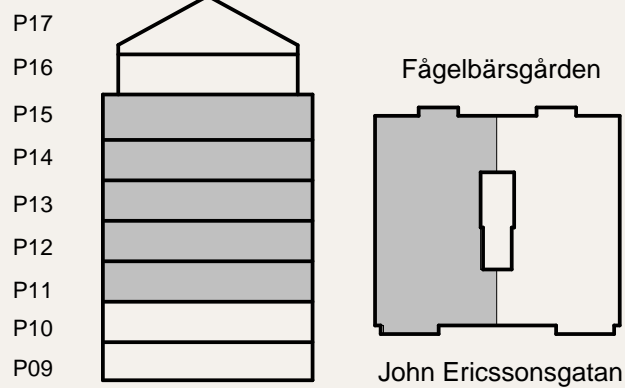
PATRIAM

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Rätt till ändringar förbehålles.
Datum: 2024-09-04



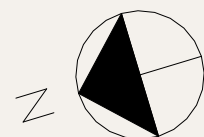
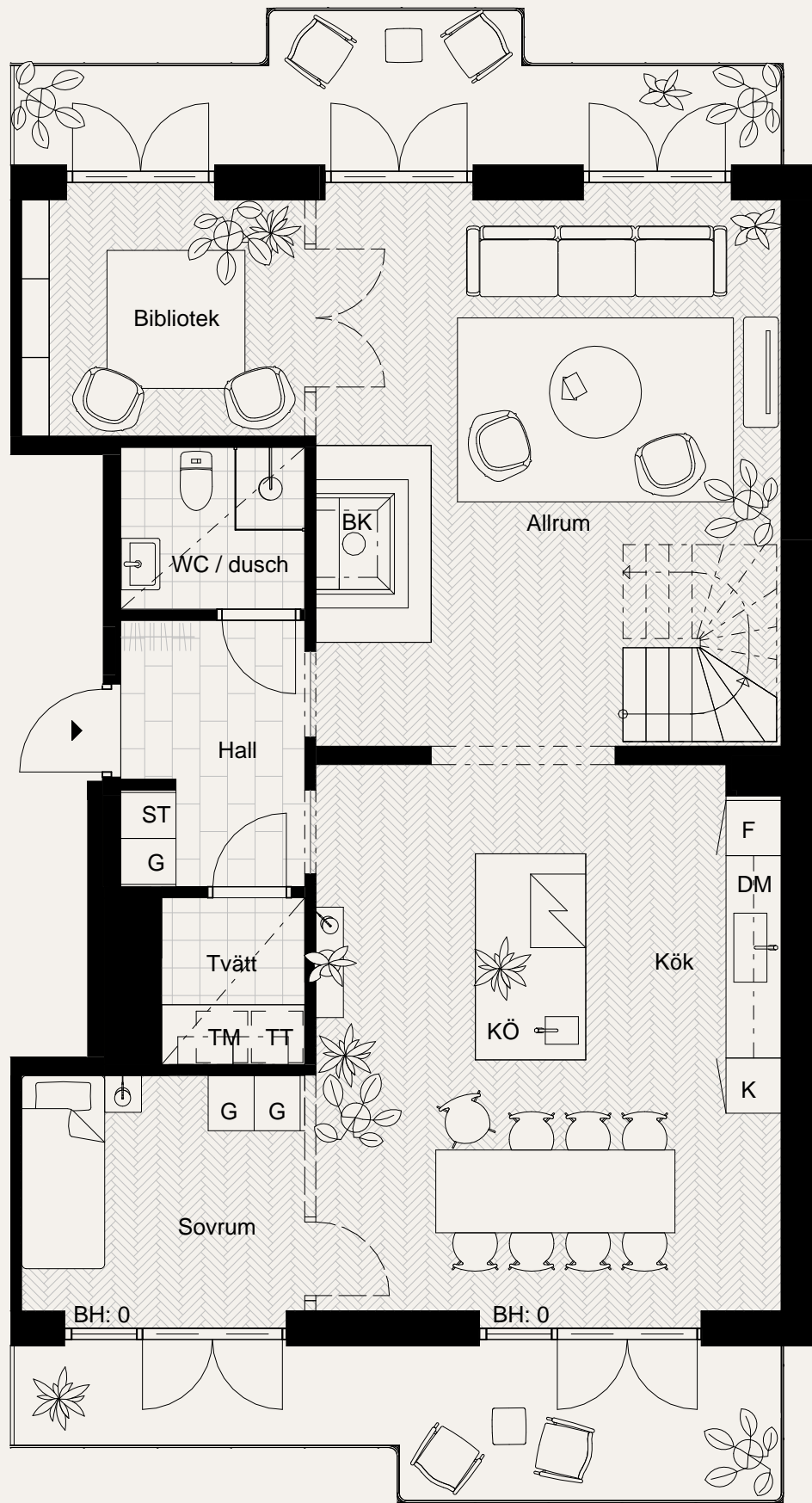
LGH 1102-1502
4 ROK
BOA TOTALT: 113 m²
BALKONGER TOTALT: CA 5 m²



PATRIAM

Arkitema ..

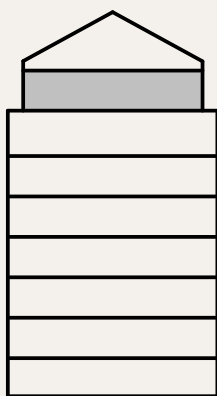
Mönster för golv avser riktning, ej exakt läggning.
Preliminärt bofaktablad med reservation för ändringar.
Rätt till ändringar förbehålles.
Datum: 2024-09-04



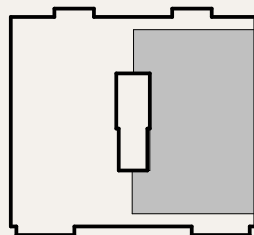
SKALA 1:100
0 1 2 3 4 5m

LGH 1601
5 ROK
BOA TOTALT: 150 m²
BOA PLAN 16: 93 m²
KUNGSBALKONGER: CA 22 m²

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Fågelbärgsgården



John Ericssonsgatan

PATRIAM

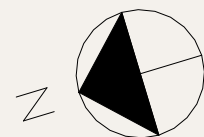
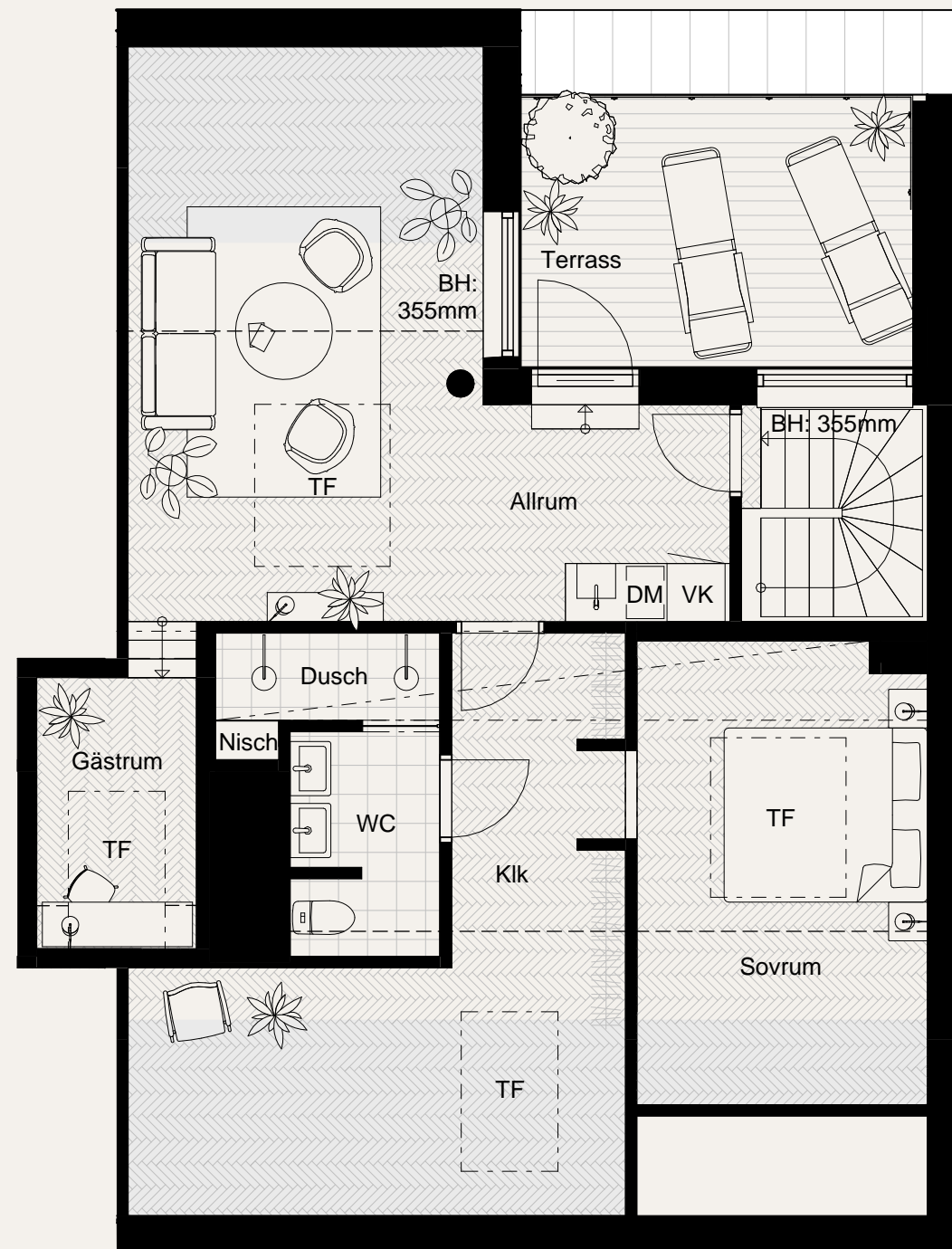
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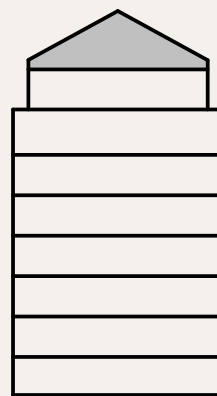
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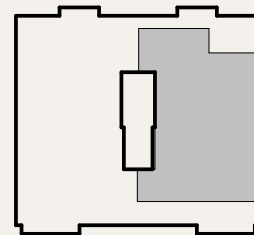
SKALA 1:100
0 1 2 3 4 5m

LGH 1601 Etage
5 ROK
BOA TOTALT: 150 m²
BOA ETAGE: 57 m²
GLOVYTA ETAGE: ca 73 m²
TERRASS: ca 12 m²

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Fågelbärgsgården



John Ericssonsgatan

PATRIAM

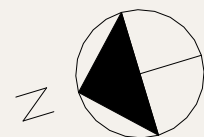
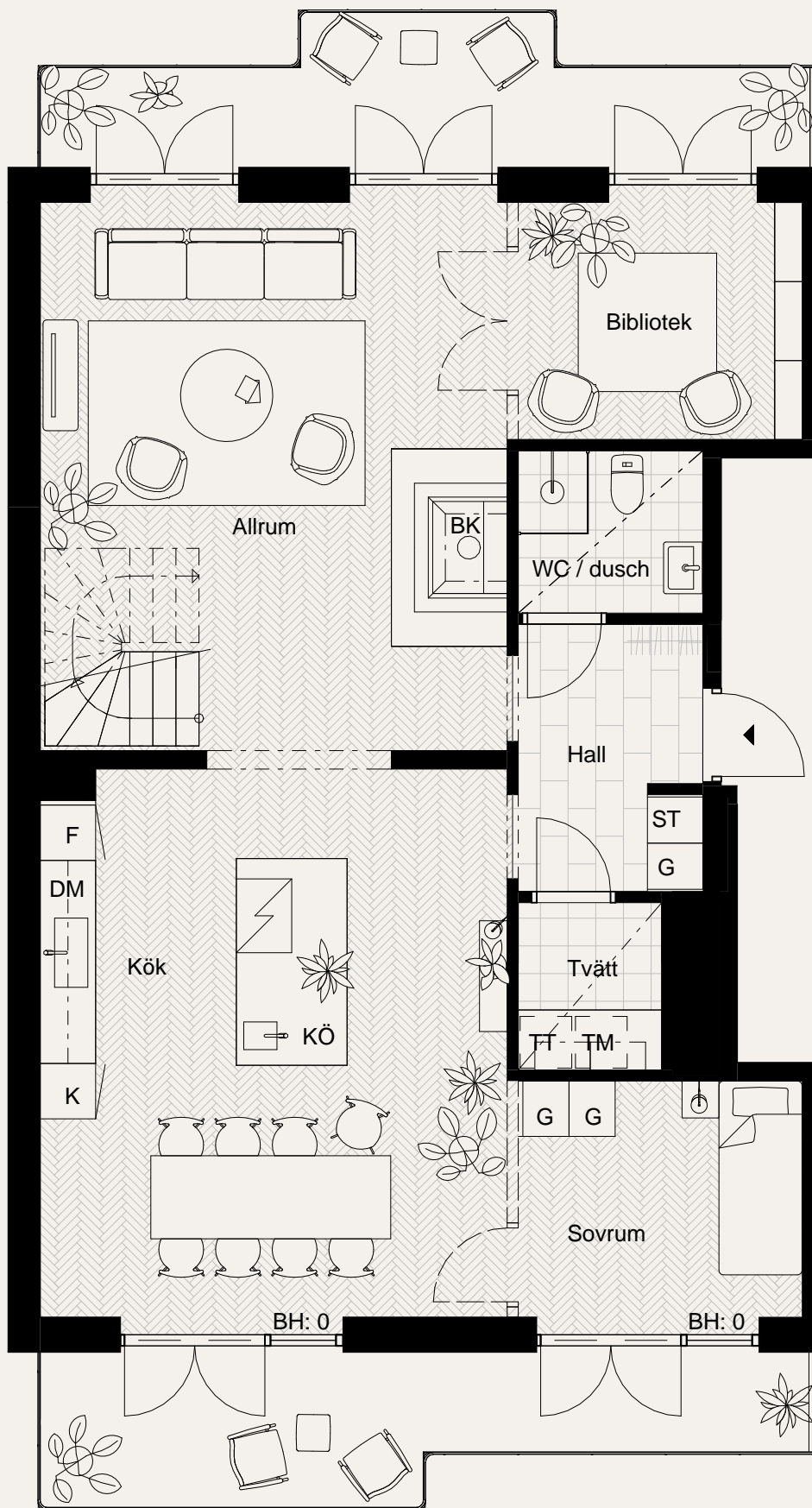
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Preliminärt bofaktablad med reservation för ändringar.

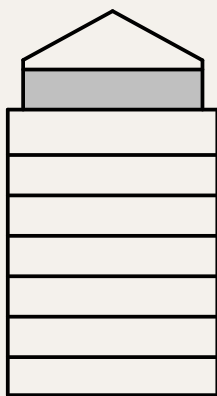
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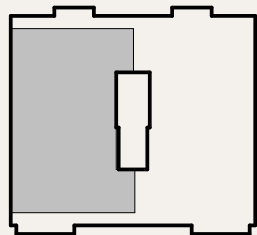


LGH 1602
5 ROK
BOA TOTALT: 145 m²
BOA PLAN 16: 93 m²
KUNGSBALKONGER: CA 22 m²

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Fågelbärgsgården



John Ericssonsgatan

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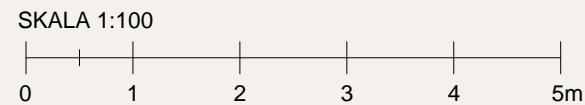
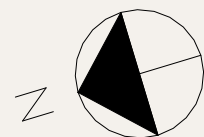
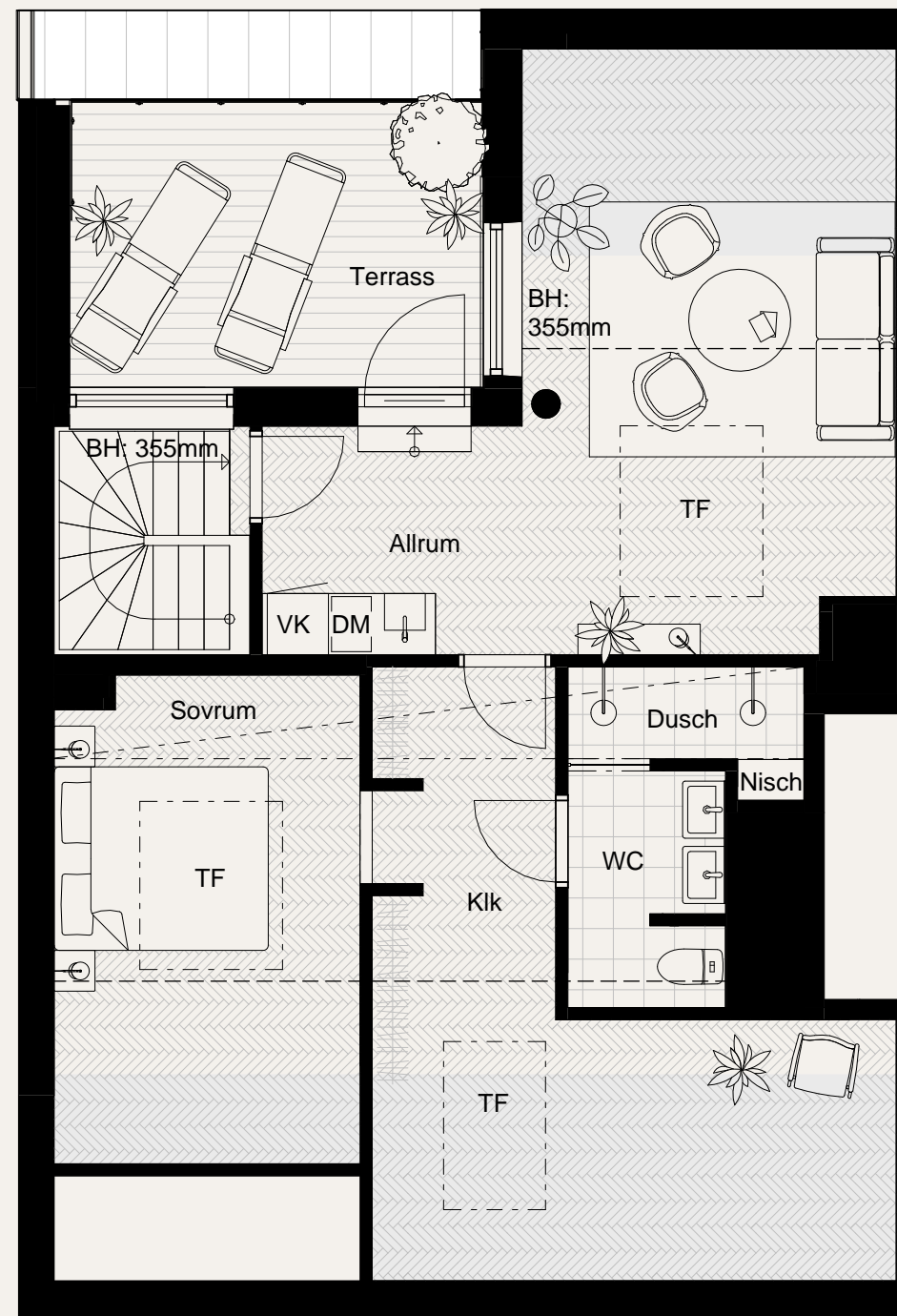
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Preliminärt bofaktablad med reservation för ändringar.

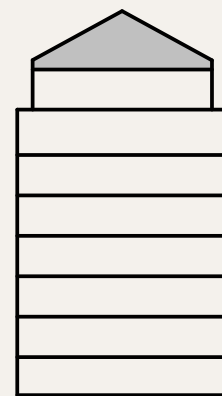
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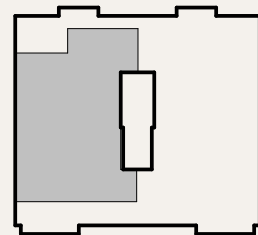


LGH 1602 Etage
5 ROK
BOA TOTALT: 145 m²
BOA ETAGE: 52 m²
GLOVYTA ETAGE: ca 68 m²
TERRASS: ca 12 m²

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Fågelbärgsgården



John Ericssonsgatan

PATRIAM

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Preliminärt bofaktablad med reservation för ändringar.

Rätt till ändringar förbehålles.

Datum: 2024-09-04

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

Patriam and Brf Propellerhuset 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.



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