

**2021 New construction - Energy efficient "luxury" mini villa with full equipment, warranty & tax exemption in Höörs municipality in Skåne.**  
<http://www.pm.se/13528>

## Privatmäklaren

Registered real estate agent

CARL TROEDSSON

+46 (0)70-760 13 75

+46 (0)10-762 60 01

carl.troedsson@pm.se



## Object details

### Gunnarpsvägen 9, 243 72 Tjörnarps (Höörs kommun, Skåne län)

**Build year:** 2021  
**Living space (m2):** 46,1 m<sup>2</sup>  
**Rooms:** 3  
**Bedrooms:** 2  
**Property size:** 1,030 m<sup>2</sup>  
**Operating cost:** approx. 29,552 kr annually (ca. 2,462 kr monthly / ca. 230 Euro)  
**Initial price:** 1,690,000 kr (ca. 162,826 Euro)

## Summary

This energy efficient Mini Villa (MV) is the luxury version of a Tiny House.

The mini villa was built on a newly developed property about 1,030 square meters in size and has 3 rooms, an open U-kitchen to the living room, a bedroom and an additional study or children's room.

The house was just completed in October 2021 and as a new building still has a guarantee until June 2023 and is exempt from tax until 2037.



It is built according to the latest energy standards and therefore has very low maintenance costs, which can be significantly reduced by commissioning a fireplace to generate heat. In addition to a full equipment with all electrical appliances, all furniture and other additional extras are also included in the price. The garden has been completely redesigned and is suitable for growing your own fruit and vegetables. This house in the green holiday idyll with optimal transport connections, 3 min. walk (300 m) to the train station, **is immediately ready for occupancy and can be inhabited directly without renovation.**

**2021 New construction - Energy efficient "luxury" mini villa with full equipment, warranty & tax exemption in Höörs municipality in Skåne.**  
<http://www.pm.se/13528>

## **The house**

The Mini Villa (MV) is a fully equipped year-round residence where you feel like you are on holiday 365 days a year.



It was built with about 13 cm insulation with PUR foam in walls, ceiling and floor and triple insulating glazing. The façade is made of maintenance-free light grey Kerrafront Classic panels, which do not need to be painted and can be easily washed off with water. Inside, a floor with durable and stable MDF panels (Model Elton) was laid. On the walls and ceilings there are also MDF panels in white color, which makes the house look bright inside even in the dark winter.

The house is heated either with the infrared Underfloor Heating controllable via WIFI or touchscreen (except in the bathroom, there is a wall towel heater) or the air-to-air Heating System (Premium energy-saving model by Green, GWH12QC-K6DNB2D/I) with programmable automatic timecontrol & room temperature detection, which also provides a pleasant coolness in the house in summer as air conditioning.

In the living room there is already in the wall a preparation for a fireplace and on the property a large supply of firewood.

The Mini Villa is built like a Tiny House on a driving surface. Currently, it stands safely on stone slabs without wheels, but could be transported to another location on a low-loader if necessary. The house is connected to the public water supply and has been clad all around with weather- and age-resistant Fibercement panels. Behind the floor cladding, a 3 cm insulation was installed, which means that the house is double insulated from below. In addition, even the water pipes were double-insulated and equipped with an automatically controlled 10 m heat cable inside.

The total area of this compact house is about 54.2 square meters and according to the current BBR valid for 2021 has a living space of about 46.1 square meters and offers in addition to the 3 rooms also space for a bathroom and hallway with entrance area. The entrance room, the bedroom and living room also have a high free ceiling with about 2.79 m under the roof, which not only gives a good feeling visually.

**2021 New construction - Energy efficient "luxury" mini villa with full equipment, warranty & tax exemption in Höörs municipality in Skåne.**  
<http://www.pm.se/13528>

Of course, the Mini Villa meets all current building law requirements and modern energy-saving guidelines and has been checked by the building supervisory authority and released as a permanent residence in October 2021 without imperfections. However, due to the living space under 50 square meters, the house is freed from many annoying bureaucratic regulations.

**The eat-in kitchen (approx. 17.3 square meters)**



The kitchen is a U-kitchen where you can sit on one side with Bar Chairs (2 bar chairs are included). As in the whole house, almost everything was bought new with the house in 2021.

There is a Splash Guard over the PVC panel sink and LED work lighting under the upper cabinet. The Kitchen Worktop is made of Laminate (oak). Extra sockets have been installed on all sides, so that electric kitchen appliances or chargers can be connected at any point.

The kitchen with a large work surface is fully equipped, e.g.

- with a Combination Oven (microwave, convection, grill) from Whirlpool (Model M11L MW161 with 5 years warranty on the flapping motor until 06.2026),
- a 4-cooking zone Ceramic Hob with Touch Control (Model AKT 801/NE with 2 years varumärkets garanti until 06.2023),
- a free-hanging Chimney Extractor Hood from Akpo (WK-9 ISLA Mirage60),
- a large built-in Fridge-Freezer from Whirlpool (Model ART 65021 with 5 years warranty on the compressor until 06.2026),
- a built-in Dishwasher from Whirlpool (Model WSIC 3M17 with 5 years warranty on the Drain Pump motor until 06.2026)
- and numerous top and bottom Cabinets.

In the living room area of the eat-in kitchen there is space for a 2-seater sofa and there is a TV Chest of Drawers and an 80cm (31.5") LCD TV from Medion (both included).

A large Sliding Glass Door not only brings an enormous amount of light into the whole house, but also allows direct access to the garden. Outside there is a Stone Terrace, which can be used as a foundation for a glazed conservatory as an extension or a wooden terrace, with which the living room can be enlarged on request.



**2021 New construction - Energy efficient "luxury" mini villa with full equipment, warranty & tax exemption in Höörs municipality in Skåne.**  
<http://www.pm.se/13528>

**The bedroom (about 10 square meters)**



The bedroom has a large 2 m wide and 60 cm deep wall-mounted Built-in Wardrobe with three sliding doors and modular shelves.

The double Box Spring Bed (Brimnes, 160x200) also included in the price with a high-quality Mattress (Hokkåsen medium), premium Topper (Tistedal) and a protective Cover (Ängskorn) washable in the washing machine from IKEA from 2021 offers with four large Drawers under

the bed and Shelf Bed Box on the wall side further large storage space.

**The bathroom (about 4.7 square meters)**



The bathroom with window has a toilet with an additional built-in Bidet and a large 80 x 80 cm steeples Walk-in Shower with shapely round glass doors. The floor is made of PVC (Model Royal Marble Black) and the walls of white Linoleum.

For additional cleaning of the municipal drinking water, an extra Water Filter for the house was installed under the washbasin on the central water supply, with easily replaceable filter cartridges, against lime and with activated carbon against other foreign substances. A large extensive water analysis (also a radon measurement) was then carried out in the laboratory, which gave excellent healthy values, so that the water

from the tap now has the qualitylevel of noble mineral water.

The water is heated to the set desired temperature in seconds with a central maintenance-free 24kw Instantaneous Water Heater, so that Legionella contamination or too little hot water when showering are completely excluded even after a long absence with the electrical power and water supply turned off.

In addition to a bathroom tall Cabinet and a Shelf, there is also a space for the Washing Machine from Siemens (Model WLM41 WM14E220, 7 kg, 1,400 rpm and AquaStop function) and the Condensation Heat Pump Dryer also Siemens (Model iQ300 WDT55 WT45H200/4, 7 kg), both of which are included.

Above the washbasin, a large 80 x 14 x 96 cm Mirror Cabinet with lighting (Storjorm) has been installed (included) and next to it there are two additional sockets.



**2021 New construction - Energy efficient "luxury" mini villa with full equipment, warranty & tax exemption in Hörs municipality in Skåne.**  
<http://www.pm.se/13528>

A maintenance-free 300-watt wall-mounted Towel Heater with automatic thermostat from Volux and a remotely programmable ventilation system from Anslut (Model 414106) complete this all-inclusive bathroom.

**The extra room (approx. 4.9 square meters)**

The room is unfurnished and can be used either as a children's room or as a study for the home office.

Through the window to the garden, it is not only a bright but also a quiet room.



**The plot (approx. 1030 square meters)**

Plans and regulations: Lunden, land division (decision date: 19671031)

Plans and Regulations: City Plan (Decision Date: 19650218)

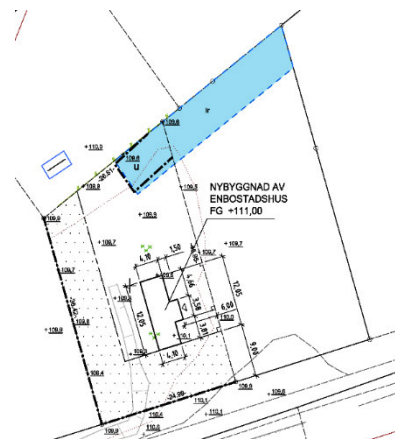
Registered other rights, encumbrances and other notes: Tjörnarp, Water Conservation Council (Decision date: 20220304, Registration date: 20220408)

Right of use: right of use to an area of 6 meters with the necessary pipes in the middle, in the approximate route as on the map, facility ka - water and sewerage

The house and the property are tax-exempt as a new construction for 15 years until 2037.

The property was completely undeveloped and completely wooded and bought directly by the municipality in December 2020. The reason why this property in an excellent location was almost unsaleable for a very long time is that about a quarter of the plot was crossed over its entire length by a depression up to 2 m deep. With a lot of labor and costs it was leveled, which among other things required over 20 truckloads of material and freed on a large scale from stones in the ground, for which a 13 to excavator alone took 3 days. In the end, the soil was straightened, 70 tons of topsoil were distributed, and a new lawn was sown. In addition, a cultivation bed for fruit and vegetables has already been created and a covered storage area for drying firewood has been built.

For the property there is a construction restriction on the northern and western side, as there are supply lines running in the ground (see plan). However, setting up a building permit-free shed or garden house should not be a problem, according to information.



## **2021 New construction - Energy efficient "luxury" mini villa with full equipment, warranty & tax exemption in Höörs municipality in Skåne.**

<http://www.pm.se/13528>

A large, paved Driveway has already been created, which offers space for a carport. The construction of a garage is also possible. Additional conduits for a power supply have already been prepared in the ground.

Next to the house a small Shed was built which was not only winter-proof insulated but also built extra burglar-resistant with reinforced doors. Elsewhere there is another Förvaringsbod for storing garden material.

### **Special extras include, a.o.:**

- Energy-saving LED Lamps are installed on the ceilings throughout the house.
- On the outside, LED Lamps are installed on the roof ring around the house.
- On both sides of the front door there are LED Lamps that automatically switch on in the dark and switch off again at dawn.
- All windows in the house are equipped with a Mosquito Net and built-in Roller Blinds.
- Various Cabinets and Shelves are installed in the hallway and entrance area.
- Outside around the house there are extra Sockets.
- There is a winterproof outdoor Faucet.
- An Empty Pipe has been prepared, with which an Internet fiber optic cable can be pulled directly into the living room, if necessary, without the need for earthworks on the property. However, since there is a transmission mast 300 m away, a 4G WIFI router is currently used for Internet and streaming, which is much cheaper than a fiber optic contract.
- Three additional Connection Points in the garden with conduits for further power cables (e.g. for garage, terrace, swimming pool) in the ground were prepared.

### **The operating costs (Driftkostnad)**

This type of a Mini Villa convinces by its incredibly low operating costs which are just about 2,462.68 kr (approx. 230.63 euros) monthly or 29,552.20 kr (approx. 2,767.53 euros) annually.

- Property tax (Skatteverket): the house is exempt from property tax as a new building for 15 years (until 2037)
- Electricity (Mellanskånes Kraft AB): approx. 1,442 p.m. (17,298 kr p.a.)
- Water/Sewage (MittSkåne Vatten): approx. 456 kr p.m. (5,473 kr p.a.)
- Garbage fees (Merab): with an own composter in the garden approx. 227 kr p.m. (2,725 kr p.a.) otherwise approx. 285 kr p.m. (3,416 kr p.a.)
- Building & household insurance at If Forsikring: approx. 338 kr p.m. (4,056 kr. p.a.)

The house is independent of gas and oil and electricity consumption for heating was not a concern last winter despite electricity price increases due to the energy efficient size and construction of the house. For the next winter, a fireplace is possible, which could possibly reduce the cost of electricity by half. With a few solar panels on the roof and a small storage cell, complete independence from the power grid would even be possible.

**2021 New construction - Energy efficient "luxury" mini villa with full equipment, warranty & tax exemption in Hörs municipality in Skåne.**  
<http://www.pm.se/13528>

**The location**

The house is located in "Tjörnarp" in the municipality "Höör" in the province "Skåne".

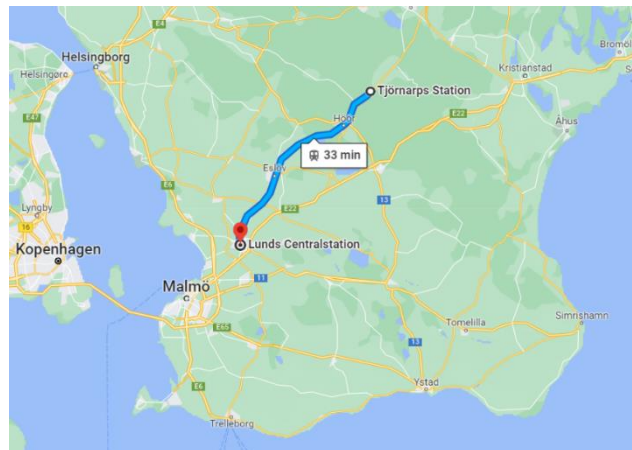
About 3 minutes walk (about 300 m) from Tjörnarp train station and 10 min. (about 800 m) from the beach of Tjörnarpasjön, the house is located in a sought-after Swedish recreation area in the green heart of the southern Swedish province of Skåne.

In about 10 minutes by car (about 8 km) via the country road 23 in Höör there are in addition to grocery stores such as Lidl, City Gross, Coop and ICA etc. also hardware stores (Jem&Fix, Byggmax, Kvist & Knast) and other shops such as Jysk or Dollarstore and many other shops. About 20 minutes away by car is Hässleholm, where there are many other larger shops (e.g. Biltema, Elgiganten, Jula, Rusta, Ö&B, Maxi, Willys) and also an idyllic lake (Finnjasjön).

By train or car you can reach Kristianstad in the east within about 30 or 45 minutes in addition to the city of Malmö and Lund in the west.

To Yngsjöstrand, probably the most beautiful dream beach in Sweden, it is about 55 minutes by car (about 65 km).

**Tjörnarp has a perfect location in the natural idyll and yet close to the city. A life in the countryside with its own fruit & vegetable garden and freshly fished fish and daily commuteto work in the city is therefore no problem.**



**The neighborhood**



The property is located on a small side road without significant traffic and close to the edge of the forest.

It is quiet and peaceful and therefore passing deer are not uncommon.

The neighbors are very friendly and extremely helpful.

## **2021 New construction - Energy efficient "luxury" mini villa with full equipment, warranty & tax exemption in Höörs municipality in Skåne.**

<http://www.pm.se/13528>

### **Current original price construction costs (SEK/Euro)**

This is what you would probably have to pay today to complete the house in the same place as it is now, not counting the more than 1,000 personal hours of work and travel costs for thousands of kilometers during the construction months and hundreds of euros for work clothes.

- Plot: approx. 200,000 kr (it was bought at a special price of 25 000 kr)
- Development (water, electricity, fees): min. 250,000 kr (a.o. 143,742 kr for the water connection)
- Mini-Villa: 995,000 kr (Comparison prices: <https://www.rullebo.com/minivillan-srby>)
- Additional equipment: approx. 50,000 kr
- Transport/assembly: approx. 150,000 kr
- Completion up to acceptance approval: min. 100,000 kr
- Earthworks & garden: approx. 250,000 kr (including over 20 truckloads of sand, gravel and 70 tons of top earth etc.)
- Entrance & terrace: approx. 100,000 kr
- Inventory: approx. 100,000 kr (we sell the MV with almost EVERYTHING IN & ON)
- Tools: approx. 70,000 kr (not incl.)

**Total approx. 2,265,000 kr (approx. 212.115 Euro)**

**Due to inflation, rising prices and growing shortage, prices may be even higher in the coming months.**

### **The reason for sale & real estate value**

The entire house and ground were built with the intention of living there for the rest of their life. That is why everything was built with special foresight and high-quality standards.

Barring a personal family emergency that unfortunately makes relocation unavoidable, the owners would never want to sell this completely credit and debt free, i.e. fully paid off, home, and certainly not below the current new construction price or expected value in the future.

The homes sold in this area last year had an average age of about 77 years (built between 1909 and 1971). This house, on the other hand, was completed less than a year ago, still smells new and is even still under warranty, making it a modern Tesla car compared to a multi-repaired Saab that's over half a century old. **The owners built new because they didn't want to buy cheap and then end up being disappointed and paying double the price for the repairs & refurbishment and then eventually falling into a debt trap.**