

**Read  
more about the  
renovation here**

# **It's soon time for us to renovate your building**

**Diagnosvägen 1 A-F, 3 A-E, 5 A-E**  
Grantorp, Flemingsberg

### We answer your questions!

This leaflet responds to the most frequently asked questions about the renovation. Do you have any further questions? Contact our reconstruction team at [rot@huge.se](mailto:rot@huge.se)

### Trivsamma hem sedan 1970-talet - och i framtiden

As we have previously informed you, we are planning a renovation of your building. We expect to begin in spring 2027 in one of the three buildings at Diagnosvägen 1, 3, or 5. Here you can read more about how the renovation will be carried out, how you will be affected, and what choices you will have.

The colorful buildings on Diagnosvägen are about 50 years old. Over the years, many tenants have lived their lives here. Showering, dishwashing, and laundry have worn down the building's pipes and systems. Therefore, we are planning a renovation, known as a pipe replacement (stambyte). This is done to ensure the buildings will last for many years to come - without water damage.

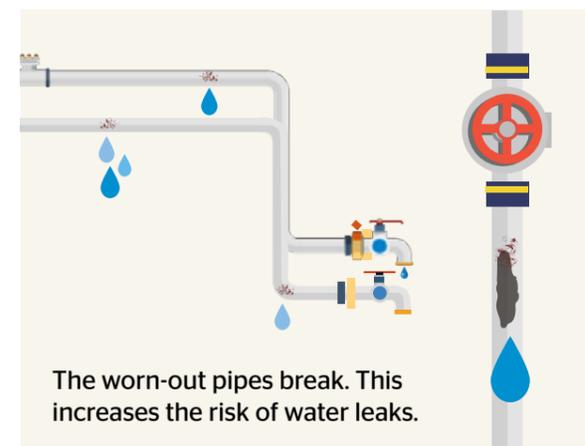


Watch our film about how the pipe replacement works:  
[huge.se/grantorp](https://huge.se/grantorp)

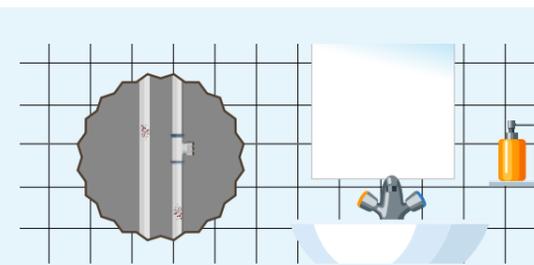
# So we need to renovate your building



Showering, dishwashing, laundry and toilet flushing over many years have taken their toll on the building's pipes.

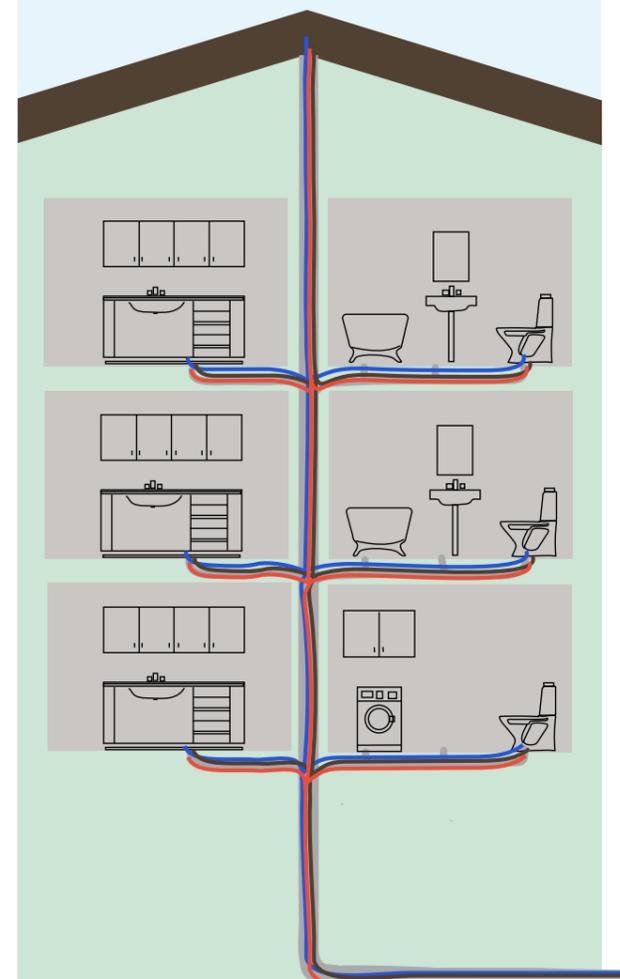


The worn-out pipes break. This increases the risk of water leaks.



We will replace all the pipes. The walls of your bathroom contain water and sewage pipes. We need to tear down the bathroom to access the pipes.

The pipes for water, sewage and electricity run through the entire building and are referred to as trenches.



# This is what we plan to do during the renovation

## Pipes & bathroom

During the renovation, we will replace all water, sewage and electricity pipes (trenches). Both in your apartment and throughout the building.

We will also renovate all bathrooms. We need to in order to access the pipes inside the bathroom walls. And bathrooms are also getting worn out, so they need to be renewed.



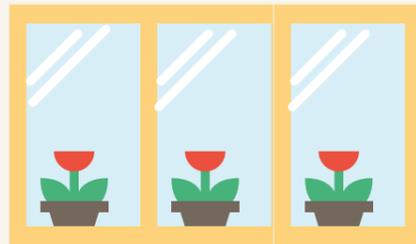
## Improvements to your kitchen

We will make several minor improvements to your kitchen, such as a new tap and a new oven. You can also choose a completely new kitchen (extended level).



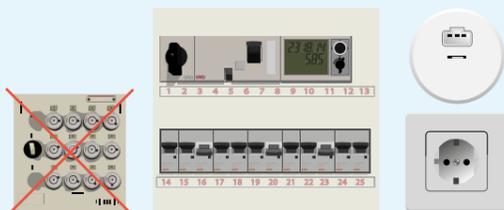
## New windows & balcony doors

We are also planning to replace the windows and balcony doors in all apartments throughout the building.



## Safer electricity & better ventilation

We'll put in a modern electrical system with new electrical outlets - in order to meet new electrical safety requirements. And we'll install new ventilation that will improve the air in your apartment.



## More info about what you get in the renovation

On page 2 14-17, you will see more precisely the items included in the renovation - and the options you can choose. When everything is done, we won't have to worry about water damage. And as a tenant, you can look forward to a fresh new bathroom, and more.



## Choose the level for your apartment

As a tenant, you can choose between basic level and extended level for the renovation of your apartment.



### Basic level

The basic level covers what we need to do to keep the building up to date and nice to live in for the future as well. For example, new pipes and bathrooms.



### Extended level

If you choose the extended level, you will also get a completely new kitchen.

### Optional add-on - new flooring

You can also choose to upgrade to new flooring (parquet or vinyl) in one or more rooms - available in both the basic and extended levels.

### Read more about the different levels

You can read more about what is included in the various levels on page 14-17.

## Check out what it looks like in the real world

Before choosing the level for your apartment, we invite you to our viewing apartment. There you can see what the new bathroom, kitchen, parquet floors, and so on look like.



All of our materials are chosen with consideration for the environment.



BASICLEVEL



BASICLEVEL FLOOR



BASICLEVEL KITCHEN

# Your living arrangements during the period when we renovate your apartment

**We will be renovating your apartment for about 8-12 weeks. There are several different ways for you to live in the meantime. You make this choice before the renovation begins. We'll give you moving boxes. We will also distribute plastic sheeting that you can use to protect your things.**

## Stay at another address - own accommodation

Can you arrange another place to live yourself, perhaps with family or friends? You will then receive a 100% rental discount. Here's how it works: You pay rent as usual while we renovate. Once the pipe replacement is complete, you will get back the full rental amount for the days on which we were working on your apartment. The discount is calculated on your rent level before the renovation. You will receive the discount as a deduction on future rent.



## Stay on during the pipe replacement

Would you rather stay on while we renovate? This would give you a 50% rental discount. Here's how it works: You pay rent as usual while we renovate. Once the pipe replacement is complete, you will get back half of the rental amount for the days on which we were working on your apartment. The discount is calculated on your rent level before the renovation. You will receive the discount as a deduction on future rent.



## Stay at another address - with Huge's help

Do you have any special reasons for moving out during the renovation? Contact us and we will help you arrange temporary accommodation. We also provide you with help with the move. You pay rent as usual and will not receive a rental discount.



## Changing apartment

Do you want to change apartments? Contact us and we will look into the possibilities. You can switch to the same size or smaller, but not to a larger apartment.



## If you choose to stay put during the renovation

If you stay on when we renovate, you'll have to live with a lot of construction disruption. It will be dusty and sometimes noisy. Pulling down tiles and walls to get to the piping is noisy work.

### This is how we will provide water, toilet, showers, etc.

When we renovate inside your home, we turn off the water in your apartment. You will need to get water from the stairwell. There will also be a dishwashing station. Showers and toilets will be located nearby. And if you want, you can have a dry toilet in your apartment.

Your fridge and freezer will remain on at all times, except on the day when we rewire the electricity. While we are renovating your kitchen, you can borrow a hot plate. This will allow you to cook in another room.

### How we protect your things and clean up

We protect floors, closets and other items in your apartment. You will also get plastic sheeting to protect your own items. The workers clean up properly after themselves every day. Once the renovation is complete, we will carry out a full clean of the building.

### The workers use their own electricity source

The workers from our construction companies use their own electricity for all construction machinery. So the renovation does not affect your electricity consumption.

### Your security during the construction period

Only workers from our construction companies enter your home. All workers have visible ID06 cards on them.

### Thank you for your patience

We understand that the disruption from construction can be a pain. We will do everything we can to avoid disturbances, but it's not possible to avoid certain disruptions. And we do need to do this renovation. So we thank you for your patience!



# Good for you to know

## ahead of the renovation in your building

### How to make suggestions

As a tenant, you know a lot about your building. You may have suggestions for things for us to keep in mind in the planning process. In that case, join the renovation advisory group. Register your interest with the Tenants' Association at our information meeting. You and your neighbours decide who will be part of the advisory group.



### It's soon time for the information meeting

You will soon receive an invitation to an information meeting with the Tenants' Association. There, you will get to meet the team working on the renovation. We'll talk about the plans and how everything will be done. And you get to ask us anything you're unsure about. The invitation will be mailed to your home address.

### Your rent after the renovation

Once the renovation is complete, your apartment will be of a higher standard, with, for example, a new bathroom. This means that the apartment attains a higher use-value. The use-value determines the rent. So that's why your rent increases after the renovation.

At Hüge, we always come to an agreement with the Tenants' Association on the rent. This way, we can be sure that our apartments will have a fair rent, based on the use-value.

On pages 14 and 16, you can see preliminary rents after the renovation. Because it is early in the planning process, we don't have exact rents as yet.



### Preliminary timetable

Our timetable is preliminary, since it is early in the planning process. For the current timetable, see [huge.se/grantorp](https://huge.se/grantorp)

Initial information	March 2026
Information meetings	spring 2026
Planning, preparations	spring-autumn 2026
Renovation start, first building	spring 2027

*The buildings on Diagnosvägen are being renovated in stages. We will begin in one of the buildings in spring 2027. The renovation in each apartment will take approximately 8-12 weeks.*



**Submit your consent in good time. Thank you!**

## We need your consent

Before the renovation, we need your consent. This means that you approve us to enter your apartment and renovate. The consent covers the basic level of the renovation - what is needed in order for the building to maintain the standard required for the future.

You will be asked to sign the consent either digitally or on paper. Please sign it within two months.

Do you have questions about the consent? Get in touch with us! We hope that you and your neighbours will submit your consent forms well in advance. This makes it easier for us to continue planning ahead of the renovation.

Some people think that the consent is about the rent levels after the renovation. That's not the case. When you sign the consent form, you only approve what we will do in the renovation, not a new rent. We always negotiate the rent with the Tenants' Association, which represents you and your neighbours.

If you do not submit your consent in time, we will have to send it to the Rent Tribunal. You will then be summoned to a court hearing and need to be able to justify why you do not approve the renovation. The Rent Tribunal will then decide whether what we are planning in the renovation process needs to be done. They do not decide on the rent after renovation.

# You can choose in your apartment

## Basic level or extended level?

**We are all different and have different ideas about how our homes should look. Therefore, you can choose the level of renovation in your apartment. Two questions to consider are how you want your home to be - and whether you are able to pay a little more for a higher standard with a brand new modern kitchen.**

I want to keep my kitchen as it is.  
I only want the smallest possible rent increase.

Choose basic level



### **This is included**

- New bathroom
- Minor improvements in the kitchen (new faucet, new kitchen hood, etc.)

I would like to have a completely new kitchen.  
I am willing to pay a little more each month.

Choose extended level



### **This is included**

- New bathroom
- Completely new kitchen
- Parquet or vinyl flooring in the kitchen

### **Additional option - parquet or vinyl flooring**

Take the opportunity to further update your apartment! Whether you choose the basic level or the extended level, you can add parquet or vinyl flooring in one or more rooms. With the extended level, new flooring is included in the kitchen.



# Basic level - this is included

## COMPLETELY NEW BATHROOM

- Fully tiled walls
- Floor tiles (choose between two colours)
- New toilet and new sink
- Shower and shower mixer
- Rail for shower curtain
- Bathtubs are removed
- Drying cabinet are removed (if you have one)
- Towel drier
- New lighting
- Bathroom cabinets with mirror, electrical outlets
- Pre-prepared for washing machine (where possible)

## MINOR IMPROVEMENTS IN KITCHEN

- New tap
- New fixed lighting
- New stove with a fan function
- New kitchen hood above the stove
- New electrical outlets
- Pre-prepared for dishwasher (where possible)

## MORE FOR YOUR APARTMENT

- New windows and new balcony door
- New electrical system and new electrical outlets
- New distribution box with residual current devices and media hubs
- All outlets are grounded (you need to change plugs on ceiling lamps and some electrical equipment)

## ENTIRE BUILDING

- Improved ventilation
- New pipes for water, sewage and electricity
- Painting of stairwells
- Safety doors (where they are not already in place)
- Postboxes (we'll remove letterboxes in doors)

### Preliminary rents - basic level

1 room + kitchen, 46 kvm	6,500 SEK
1 room + kitchen, 48 kvm	6,661 SEK
2 rooms + kitchenette, 58 kvm	7,469 SEK
2 rooms + kitchen, 68 kvm	8,760 SEK
3 rooms + kitchen, 80 kvm	10,051 SEK
3 rooms + kitchen, 84 kvm	10,374 SEK
4 rooms + kitchen, 101 kvm	12,306 SEK
4 rooms + kitchen, 118 kvm	13,679 SEK
5 rooms + kitchen, 113 kvm	13,517 SEK
5 rooms + kitchen, 136 kvm	15,374 SEK

(2026 rent)



### Additional option - new floors

Even if you choose the basic level, you can add parquet or vinyl flooring in one or several rooms (living room, bedroom, kitchen, hallway) at an additional cost. When you choose new flooring, thresholds and new white baseboards are also included. If you choose parquet or vinyl flooring in the hallway, you will also get dark gray tiles inside your apartment door, where you enter with wet shoes.

### Cost for new flooring

For new floors, you will pay 10,35 SEK/square meter more in monthly rent. We measure the area on the drawing in advance.



### Your choices in basic level

This is what you may choose:

- Colour of the floor tiles in the bathroom - choose between two colours
- If you want new parquet or vinyl flooring in one or several rooms (at an additional cost)

You will be able to make your selections well in advance before we begin the renovation in your apartment.

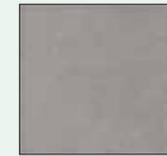


## COLOURS TO CHOOSE FROM

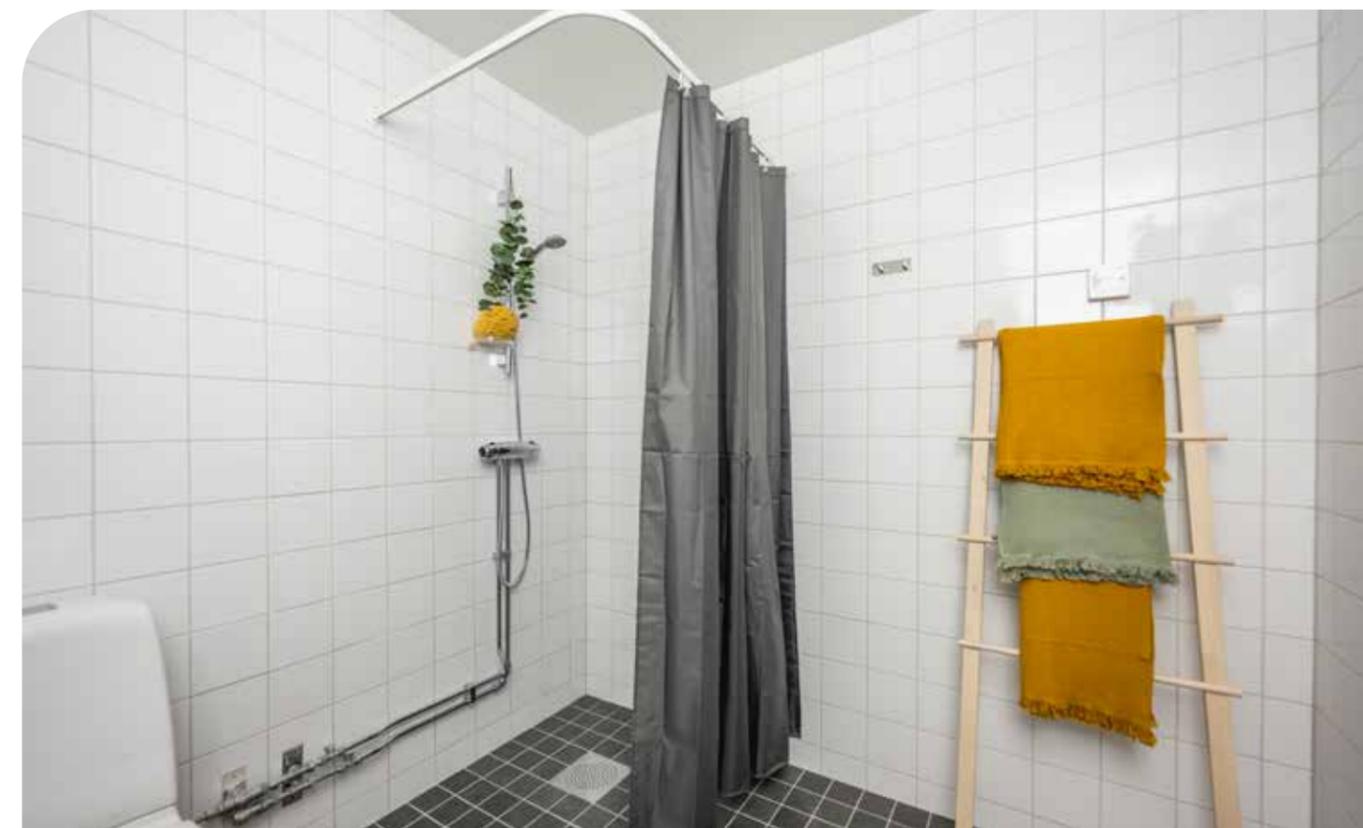
### Tiled floor in bathroom & separate wc



Dark grey



Grey



# Extended level - this is included

## COMPLETELY NEW KITCHEN

- New cabinets & doors (choose white or grey)
- New kitchen handles (choose black or silver)
- New white tiles above the sink and countertop
- Painting of walls
- Painting of ceilings and moldings
- Parquet or vinyl flooring, new skirting boards
- New energy-efficient fridge/freezer
- New glass-ceramic cooktop
- New built-in oven with a fan air function
- New countertop (choose between three colours)
- New kitchen sink
- New lighting & electrical outlets above counter
- New kitchen hood above the stove
- Waste sorting with three compartments
- Pre-prepared for dishwasher (where possible)
- Space for microwave oven (where possible)

## COMPLETELY NEW BATHROOM

- Fully tiled walls
- Floor tiles (choose between two colours)
- New toilet and new sink
- Shower and shower mixer
- Rail for shower curtain
- Bathtubs are removed
- Drying cabinet are removed (if you have one)
- Towel drier
- New lighting
- Bathroom cabinets with mirror, electrical outlets
- Pre-prepared for washing machine (where possible)

## MORE FOR YOUR APARTMENT

- New windows and new balcony door
- New electrical system and new electrical outlets
- New distribution box with residual current devices and media hubs
- All outlets are grounded (you need to change plugs on ceiling lamps and some electrical equipment)

## ENTIRE BUILDING

- Improved ventilation
- New pipes for water, sewage and electricity
- Painting of stairwells
- Safety doors (where they are not already in place)
- Postboxes (we'll remove old letterboxes in doors)

## Preliminary rents - extended level

1 room + kitchen, 46 kvm	6,999 SEK
1 room + kitchen, 48 kvm	7,173 SEK
2 rooms + kitchenette, 58 kvm	8,042 SEK
2 rooms + kitchen, 68 kvm	9,433 SEK
3 rooms + kitchen, 80 kvm	10,910 SEK
3 rooms + kitchen, 84 kvm	11,258 SEK
4 rooms + kitchen, 101 kvm	13,327 SEK
4 rooms + kitchen, 118 kvm	14,805 SEK
5 rooms + kitchen, 113 kvm	14,631 SEK
5 rooms + kitchen, 136 kvm	16,631 SEK

(2026 rent)

## Additional option - new floors

You can also add parquet or vinyl flooring in one or several rooms at an additional cost. Thresholds and new white baseboards are included. If you choose parquet flooring in the hallway, you will also get dark gray tiles inside your apartment door,

## Cost for new flooring

For new floors, you will pay 10,35 SEK/square meter more in monthly rent. We measure the area on the drawing in advance.

## Your choices in advanced level

This is what you may choose:

- Colour of the floor tiles in the bathroom - choose between two colours
- Colour of the countertop in the kitchen - choose between three colours
- White or grey kitchen doors
- Black or silver kitchen handles
- If you want parquet or vinyl flooring (at an additional cost)

You will be able to make your selections well in advance before we begin the renovation in your apartment.

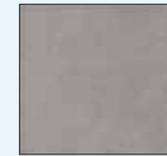


## COLOURS TO CHOOSE FROM

### Tiled floor in bathroom & separate wc



Dark grey



Grey

### Countertop



Grey



Black



White/terrazzo

### Kitchen doors



White



Grey

### Kitchen handles



Silver



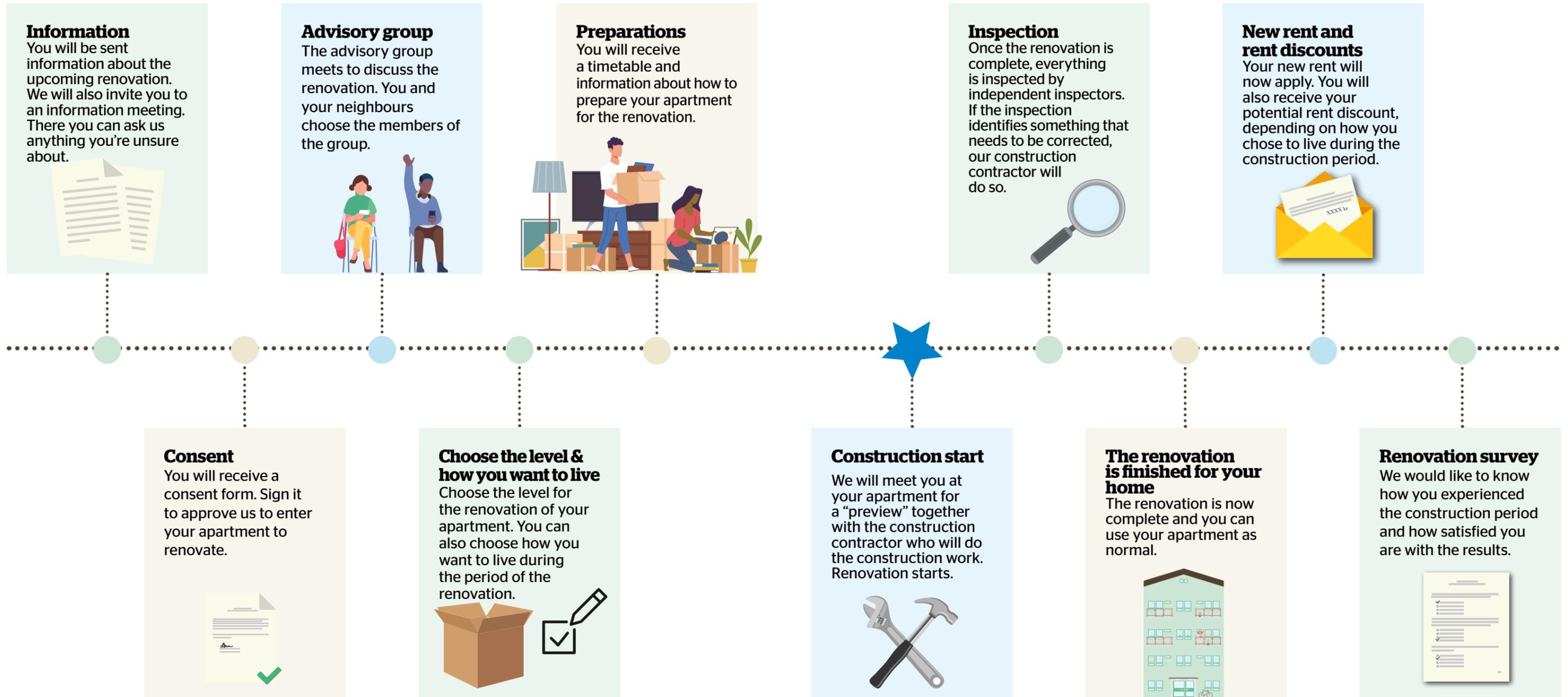
Black



# Timeline for the renovation

The timeline applies to all of Huge's major renovations. But some steps might be done in a somewhat different order for different renovations. We will keep you informed and let you know in good time what will happen. If you have any questions, get in touch with our reconstruction team.

Here you can see the renovation step by step



# We are the team working on the renovation and your accommodation

I will respond to your questions about the renovation. You can best reach me by e-mail, [rot@huge.se](mailto:rot@huge.se)



**Josefine Ricalais**  
Reconstruction coordinator  
Huge Bostäder AB  
E-post: [rot@huge.se](mailto:rot@huge.se)  
Telefon: 08-502 360 10



**Lisa Björkström**  
Reconstruction coordinator  
Huge Bostäder AB  
E-post: [rot@huge.se](mailto:rot@huge.se)  
Telefon: 08-502 360 10

I will respond to your questions about the renovation. You can best reach me by e-mail, [rot@huge.se](mailto:rot@huge.se)

I will lead the planning for the renovation. I will answer construction questions.



**Disa Roxner**  
Projekt Manager  
Huge Bostäder AB  
E-post: [rot@huge.se](mailto:rot@huge.se)  
Telefon: 08-502 360 10



**Denis Gajic**  
**Meral Gultekin**  
**Mats Forsén**  
Property Managers  
Huge Bostäder AB

We will take care of your building - before and after the renovation.

I represent the Tenants' Association and will lead the renovation advisory group.



**Nuri Gökhan Urunc**  
Community Movement  
Developer  
Tenants' Association  
E-post: [nuri.urunc@hyres-gastforeningen.se](mailto:nuri.urunc@hyres-gastforeningen.se)  
Telefon: 010-459 19 58

## Other questions about your accommodation?

Our Customer Services will respond to all questions about your housing - those that don't concern the renovation.  
Phone: 08-502 360 10

Customer Service will respond as usual to matters not related to the renovation.