

Swedish, space efficient
apartments, quickly
built to a high standard



JUNIOR
LIVING 



Good housing – for inhabitants and property owners

Junior Living has the concept that will help solve the housing crisis. We build pre-fabricated permanent apartments in a rational module form. The construction system is patented, well proven and means quick construction at an affordable price. As soon as six months after construction starts, the apartments can be ready to move in to!

Swedish production and modern design

The apartment modules are produced indoors in a dry and clean environment, in Sweden. The standard of materials and technology is altogether Swedish. The apartments are well-designed and fully-equipped, but also energy efficient and have good sound comfort.

Sustainable construction

Apart from a very rational construction process, the method is sustainable even long-term. The modular system means that the houses can be dismantled and moved to another place where they, just as rationally, may be reconstructed. Another advantage is that sites with temporary planning permission may be used. The idea is to use temporary planning permissions to establish apartments with a permanent standard.



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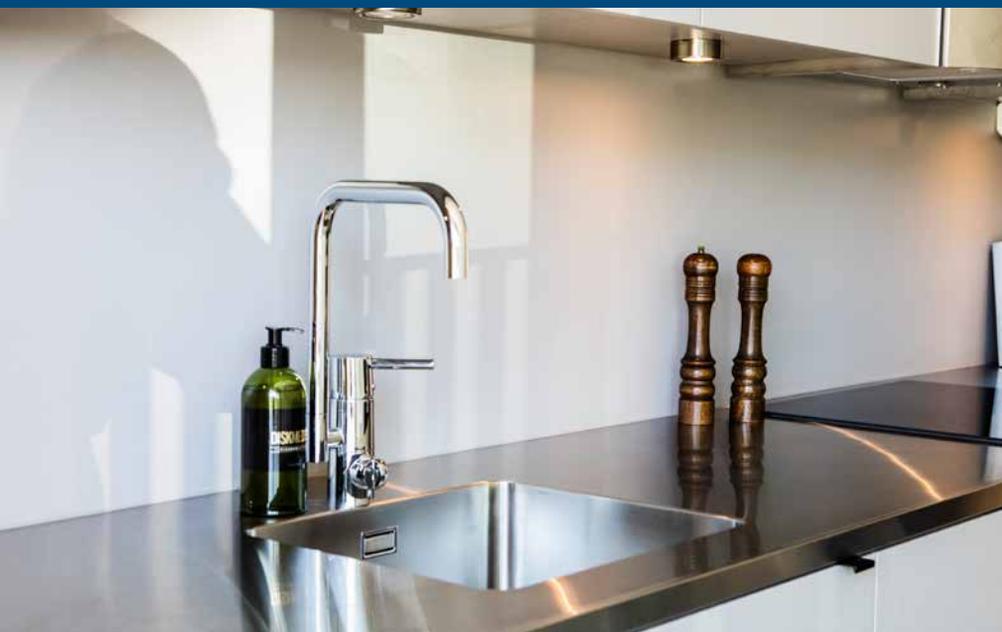
Move-in ready in six months

Junior Living builds from the foundation – but faster and more cost-efficiently. After scarification and groundwork with a slab, the frame of concrete, steel or glulam may be raised. Then every complete apartment is lifted into place and connected to HVAC and electricity. Finally, the roof is put down and the apartments are ready to move in to. This means efficient constructions without unnecessary downtime.

During the period of time from production start to occupancy, the apartments are inspected four times.

Who for?

Junior Living started as an idea of housing for those who are leaving their parental home. Today, we know that well-planned, compact but well-equipped apartments appeal to people in all stages of life: students, singles, those sick and tired of too big a house and demanding garden. In short, all who want smaller living space – without compromising on standard, design or quality.





Everything in 33 square metres

The apartments are basically identical studios, with a proper fully-equipped kitchen. Living room/bedroom with a bookcase as a divider, tiled bathroom, hallway with wardrobes. The apartments have a light laminate floor and a balcony. The concept also allows for building larger apartments, up to 3.5 rooms and 66 square metres, by using two modules for one apartment. This means that the apartments also work for families or shared living.

Award-winning architect

Andreas Martin-Löf is the architect behind the space efficient smaller apartments. Already at KTH, Royal Technic Highschool of Architecture, he was interested in developing construction of housing. To him, it is important to contribute to more, smaller and cheaper apartments being produced.

-Already the first couple of years in practice as an architect, I noticed how very conservative the large Swedish construction companies are when it comes to housing production. Junior Living had clear notions on construction technology, production and logistics that we together have developed into a good compact living with both sensible function and attractive design, says Andreas Martin-Löf.



PHOTOGRAPHER: RUNE BUCH

Nordic Architecture Fair Award

One of the projects, 280 apartments in Västberga, Stockholm, was in 2017 awarded the architecture prize; Nordic Architecture Fair Award.



Double construction systems

From 2019 and onward we have the patent on a new construction system. This means that we now can offer a self-bearing construction, where the apartments can be stacked without an externally mounted frame. With this system, the stabilizing and bearing construction is integrated in the apartment's walls. Merely corridors or galleries are mounted and the apartment is connected to the water and electricity supply to be essentially ready to move in to.

Construction with a frame

For larger properties, above all those reaching a height with several floors, the patented construction system with a pre-fabricated frame of concrete, wood or steel will be used. The construction reaches a high carrying capacity and has great flexibility in the surfaces around apartments and floors. Concrete walls, grids and galleries are lifted into place and mounted before the apartment is put into the construction. The ground floor, which may house facilities, common areas or garages, is planned and built in the same material as the frame. The apartments are very well-insulated, since the frame creates a thermos effect. The distance between the apartments, respectively, both in height and sideways, minimizes the risk of sonic disturbance between the inhabitants.

Self-bearing apartments

The newly-developed system with the apartment as a self-bearing construction creates great flexibility and simplifies the installation of the apartments. With this system, no frame construction is needed to reach carrying capacity and stability. The walls of the apartment are built with CLT, Cross Laminated Timber, which creates a stiffness for lifting, but also carrying capacity for stacking apartments. The stability initially permits the construction of up to 5-8 floors. The sandwich construction is well insulated, for both warmth and sound.

Regardless of the construction system, the construction is finished off with the mounting of the roof. This can be of any optional type, depending on design, but also have a function like for instance stonecrop plants or any version of rooftop or terrace. The apartments are separately ventilated with FTX aggregates in each unit.

Cost-efficient hotel concepts

Junior Living also builds hotels, quickly and cost-efficiently. The hotel concept can be customized so that every city gets its transfer hotel for those who want to spend the night comfortably, but are unwilling to pay for the city hotels' variety of pleasures, or pay high parking fees.

A room with a kitchen

The size of the hotel modules is somewhat smaller than the apartments, 25 square metres, but still also have the possibility of having a kitchen. The room modules are placed around a core with reception, stairwell, conference areas and a breakfast dining room.

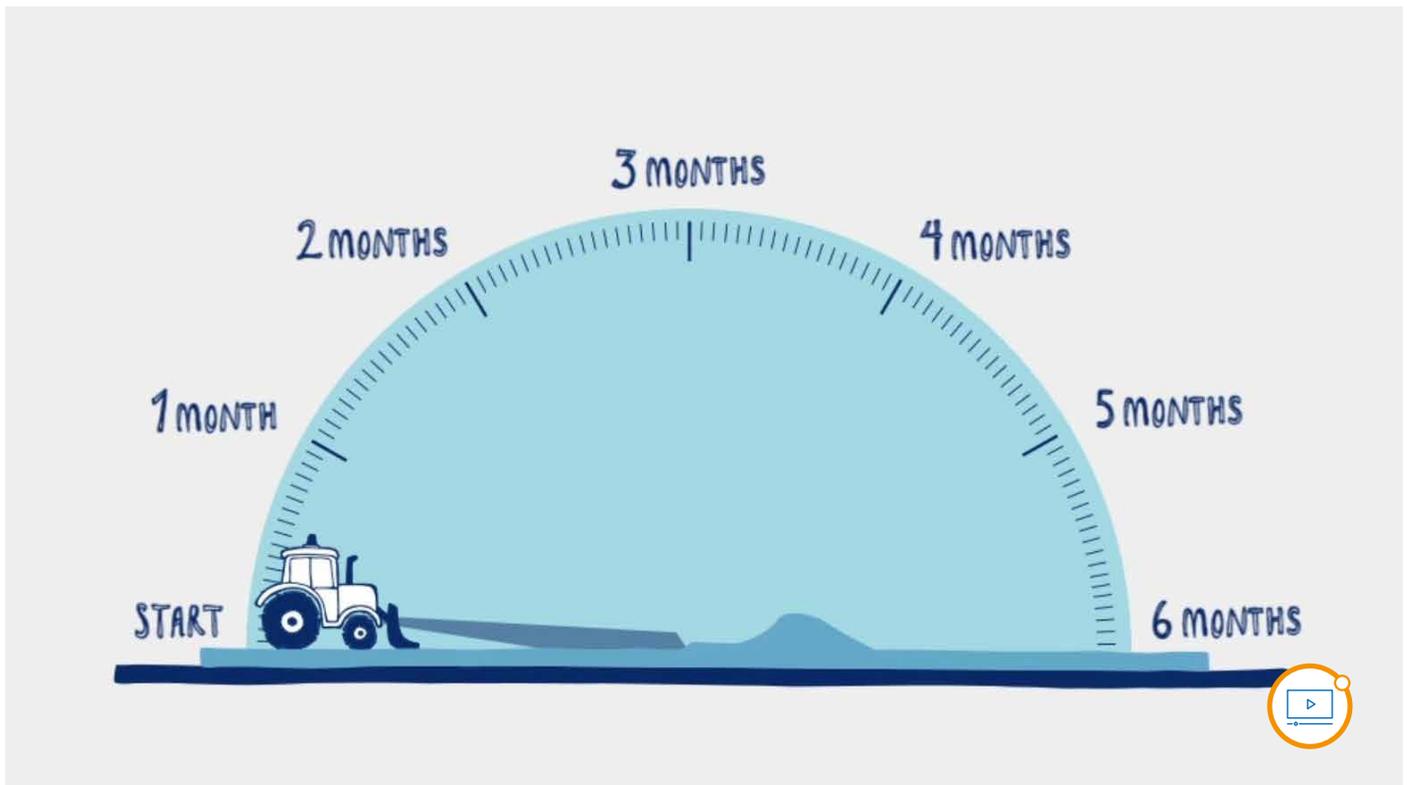


SMART LIVING, VEDDESTA STOCKHOLM
PHOTOGRAPHER: ALEXANDER INGELS/JONAS HELLSÉN

Veddesta

During 2017-2018, Junior Living constructed a hotel near Barkarby Commercial Centre. We built 155 hotel rooms with two apartment naves with a corridor and a total of four floors. The central and interconnecting entry hall contains a reception on the ground floor, a conference section, a gym with a sauna, and a laundry room on a floor each.

All rooms have a fully-equipped kitchen with a dishwasher and a balcony. HOOM HOTEL runs the business, which opened at the end of April, 2018.



We are Junior Living

We build housing

Our apartments are in Knivsta, Västberga and Räcksta, with more under production.

We build hotels

Veddesta Hotel offers 155 hotel rooms near Barkarby Commercial Centre.

We build pre-fab

Every module is made indoors, in a controlled environment, in Sweden according to Swedish standards.

We build faster

Already six months after we first break ground, the apartments are ready for moving in.

We build with a sustainability perspective

The properties are built efficiently and can if needed be dismantled and reused on another site.

We build well-being

Junior Living builds to a high standard, design and finish.

We co-operate

To promote housing for young people, we cooperate with Jag vill ha bostad.nu



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