

Wrede



A TOWNHOUSE FEEL IN GAMLA STAN

In the heart of Gamla stan culturally historic Gamla stan, in a building dating back to the 17th century, a rare opportunity awaits. At Österlånggatan 39, a raw space of approximately 176 square meters spread over three floors serves as the starting point for a unique townhouse residence. The buyer is responsible for the conversion, and Arkipol has prepared the architectural plans; the necessary permits are in place, but the interior is a blank canvas. There is a private entrance facing Pelikansgränd, and the opportunity to purchase an adjacent basement space of approximately 50 square meters from the homeowners' association. Brf Glaucus 8 is a well-managed association with sound finances and access to a shared sauna, as well as a small rooftop terrace with views of Stockholm's inlet and Slussen. Exceptional potential—welcome to Österlånggatan/Pelikangränd!

ADDRESS
Österlånggatan 39

PRICE
16 000 000 SEK / bid

INCLUDED IN THE FEE
Heating, water, internet.

AREA
Gamla Stan

FEE
10 005 SEK per month

ELEVATOR
Yes,

LIVING AREA
176 sqm

FORM OF TRANSFER
Condominium - Apartment

ASSOCIATION
Glaucus 8 Condominium Association

ROOM
4 rooms

SHARE IN THE ASSOCIATION
7.9%

SUITE
0+2

APARTMENT NUMBER
0001

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FOR QUESTIONS AND MORE INFORMATION, VISIT [WREDE.SE](https://wrede.se)

KONTAKT

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