

ScanParks

Quality Living in Sweden

Sweden is a gentle holiday country for both summer and winter. The friendly Swedish people already knew that and more people from the northern parts of Europe found out already.

ScanParks is a Swedish / Dutch Real Estate Development Company specialized in finding the finest locations in Scandinavia, to create and develop attractive bungalow parks for the residential and second housing market. The parks will always be at nice, quiet locations near a lake or river, a forest, a golf course, an airstrip, a skiing area or just near the sea. Each and every park will have its own identity and features.

'Lilla Ulvsjön', a splendid Lake Park in South Dalarna

(*'Lilla Ulvsjön'* means *'Little Wolf-Lake'*)

Your own luxurious forest bungalow or villa beside a lake:

Today we offer the first plots for sale in a large park of approximately 44 ha. and 65 plots just beside a quiet lake including a private landing place for your boat.

You just walk from your home to the lake, without the separation of a road. This very clean sweet water lake is suitable for swimming, fishing, canoeing and boating. The included lakeside along the park has exclusive fishing rights, owned by you as a future resident of the park.

Your house can be used either as a primary or secondary residence, so you can use it as a holiday home or for permanent living.

Proven Technology:

From the stylish bungalows with triple glazing and high standard insulation, you can choose a model that suits your needs between 80 m² up till 200 m² with an extra build garage if you like. We offer a large number of designs; villas, bungalows, country style houses, modern and classic style.

All of the houses are already designed and build by companies with the finest reputation and track record in Sweden. We made a selection of just these companies.

Transparency:

The privately owned plot is between 1.200 m² - 2.300 m² with a total of more than 5.000 m² as owned in an association of owners. Most of the houses will have a lake sight.

The price range of a build house of 100m² - 250m², on a plot will take about 180.000 - 350.000 euro that is including ready to use floors, installed bathrooms and kitchen with the use of the finest Scandinavian and German brands.

The price you pay for the actual house is the same price the Swedish people pay when they buy the house directly from that house building company.

ScanParks will be responsible for the whole project, until the new ready to use house is handed over to you.

Together with the other residents, you will be the only legal owner of the entire park.

Activities:

Just beside the park there is the authentic and beautiful *Ulfshyttan Herrgård*, used as a stylish and exclusive small country hotel and fine restaurant.

Also for winter holidays you find one of the largest and very modern situated ski areas of southern Sweden, *Romme Alpin*, within only 10 minutes by car. Just on the mountaintop you can enjoy the offer from both a standard and an exclusive restaurant. There are many cross-country and snowmobile tracks available too in the area.

Within just 15 min. driving you can play golf at two courses.

Also a public bus connection to Borlänge is at 2 min. walking from the park.

Within just 20 km, you find Dalarna's capital Borlänge with all facilities, including a large shopping mall and *Aqua Nova*, a water-world theme-park. Of course there is a direct highway and train connection to Stockholm at 2,5h. driving. Between Lilla Ulvsjön Park and Borlänge is a national airport.

Special offer:

Until January first 2008, we give away a limited number of sun showers or motorboats for free, to our future residents of our Lilla Ulvsjön Park.

Future projects:

In near future ScanParks will start an exciting new project for aviation enthusiasts in the form of a so called AirPark. At a representative location with an airstrip we will build villas with a private hangar where you can house your own airplane, ready to take off whenever you like.

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