

Housing Planning – Guide

Villa Sandudden is an exclusive and secluded meeting place located in the archipelago, just a 20-minute drive from Stockholm. Our business concept is to create a unique "home-like environment" for groups seeking to gather in privacy.

This means that it won't be like staying at a hotel with a multitude of rooms that all look alike. Each room here is unique, offering plenty of social spaces, crackling fireplaces, and unconventional solutions.

You always have an entire villa to yourselves. That means you'll have your own dining area, lounges, accommodations, conference rooms, and a personally dedicated hostess and chefs.

The image below shows the positions of the different buildings in relation to each other.



How many bedrooms and bathrooms are there?

1

Villa Sandudden has the following bedrooms:

1. Main building - Villa Sand: 5 bedrooms with 10 separate beds.
(5 toilets and 5 showers)

1. Main building - Villa Udden: 5 bedrooms with 12 separate beds.
(6 toilets and 6 showers)

Complementary smaller houses with bedrooms:

3. Paviljogen: 2 bedrooms with 4 separate beds.
(2 toilets and 1 shower)

(There is also a sleeping loft with 2 separate beds, only used for private events)

4. Strindberg House: 2 bedrooms with 4 separate beds.
(1 toilet and 1 shower)

5. Sauna Basturelaxen: 1 bedroom with 2 separate beds.
(1 toilet and 1 shower plus 1 outdoor shower)

6. Brygghuset: 1 bedroom with 2 separate beds.
(1 toilet and 1 shower)

**In total, there are 16 bedrooms with 34 beds. (36 beds including the sleeping loft)
There are 15 showers (+ 1 outdoor shower) and 16 toilets in total.**

Do you have to share bathrooms?

When the group is larger, you may need to share bathrooms. Then it feels a bit like being at home. In the Pavilion and Strindberg houses, the bathroom is located in the hallway between the two rooms.

If you can share the bathroom in the hallway, you can accommodate 16 people if you want single rooms. If you prefer single rooms with your own private bathroom, you can accommodate 14 people.

If there are many guests, we have up to 34 individual beds, and in that case, you will, of course, need to share bathrooms and rooms. Each bed has a bathrobe provided. Guests wear it to the bathroom or down to the sauna and SPA area, all in the "Torekov" style.

Being a guest at Villa Sandudden should be like one customer said, "It feels like being at home - but in a luxurious way."

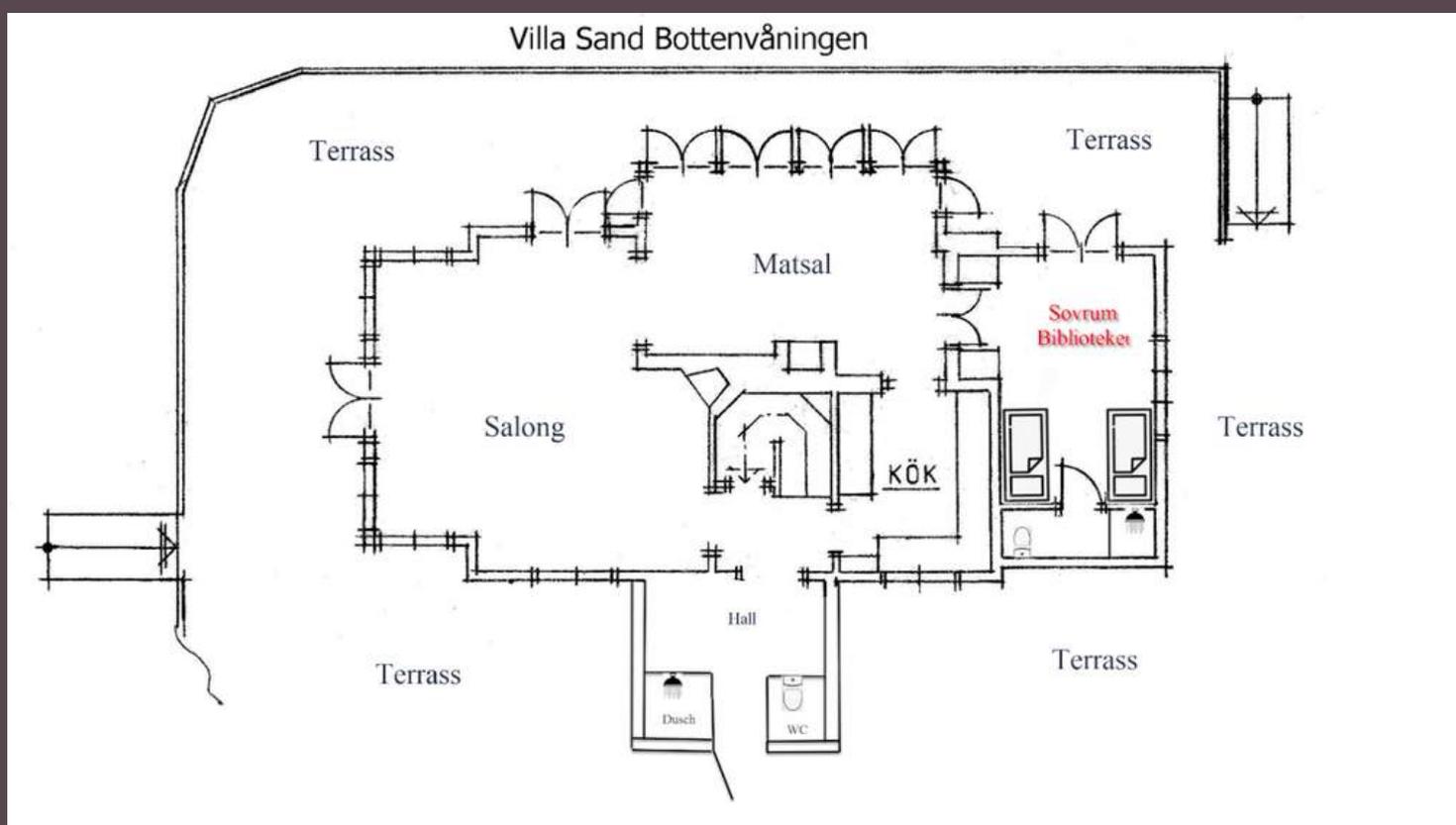
Villa Sand

Villa Sand has the following bedrooms:

Villa Udden has 5 bedrooms in total on both the ground floor and the upper floor, plus "Utsikten," a room located below the terrace with its own entrance and large glass panels facing the water.

Villa Sand Ground Floor (total of 1 bedroom + 2 toilets and 2 showers):

1. One bedroom called "The Library" with its own shower and toilet.
2. An additional shower room and a separate toilet.

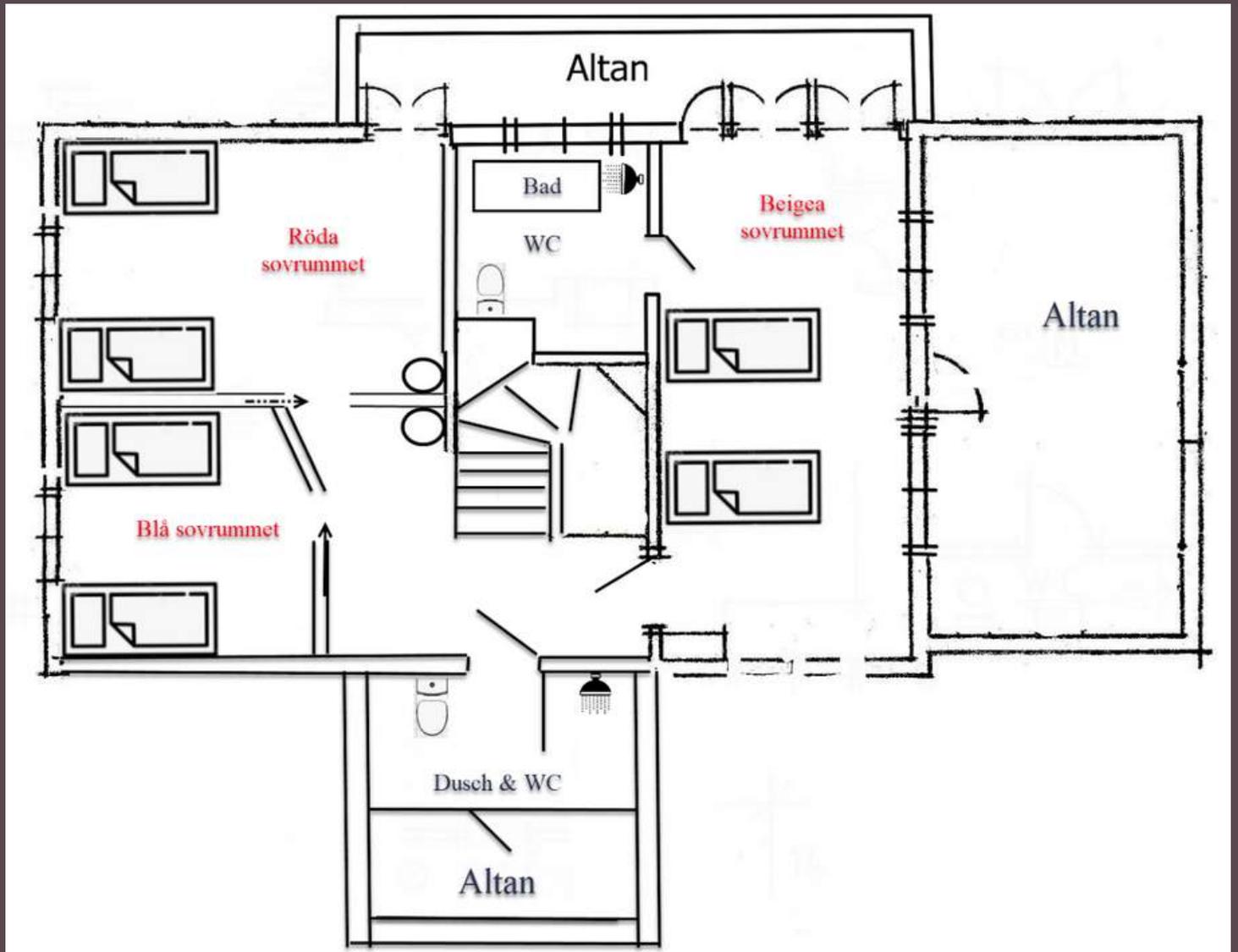


Villa Sand

Villa Sand Upper Floor (total of 3 bedrooms + 2 toilets and 2 showers):

1. Three bedrooms: The Red Bedroom, The Blue Bedroom and The Beige Bedroom.
2. The Beige Bedroom has its own private bathroom.
3. The Blue and Red Bedrooms share the bathrooms located above the terrace and near the entrance, as described in the Villa Sand Ground Floor section.

It is also possible to decide that each bedroom has a designated bathroom out of the two available.



Utsikten

Is a bedroom with two separate beds or a double bed, its own private bathroom with a toilet and a shower. The bedroom has a separate entrance.

A floor plan will be provided.



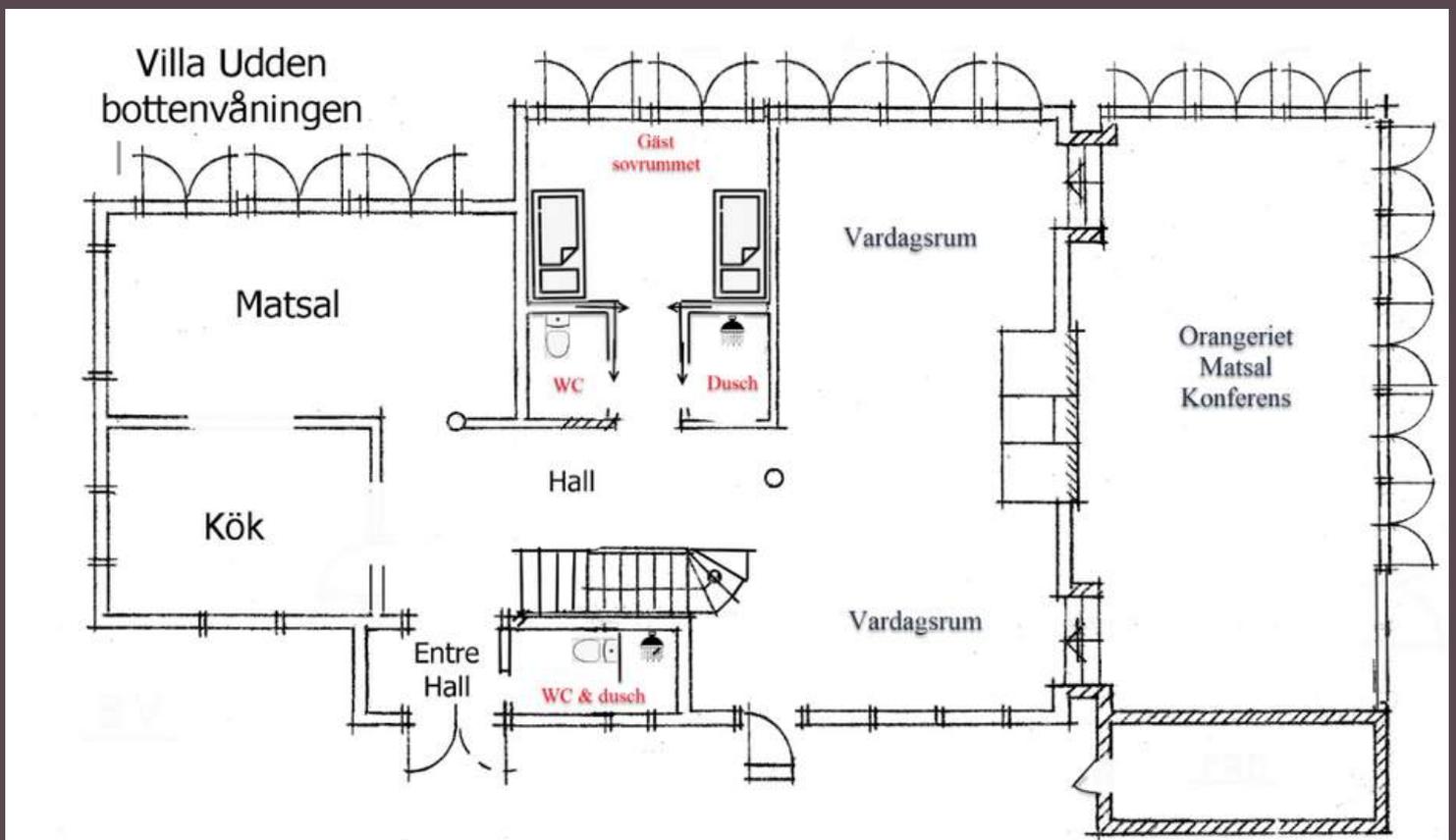
"Here is the view of the room with a double bed."

Villa Udden bedrooms

Villa Udden has 5 bedrooms, spread across the ground floor, upper floor, and "Lilla Udden," which is a small detached house with one bedroom.

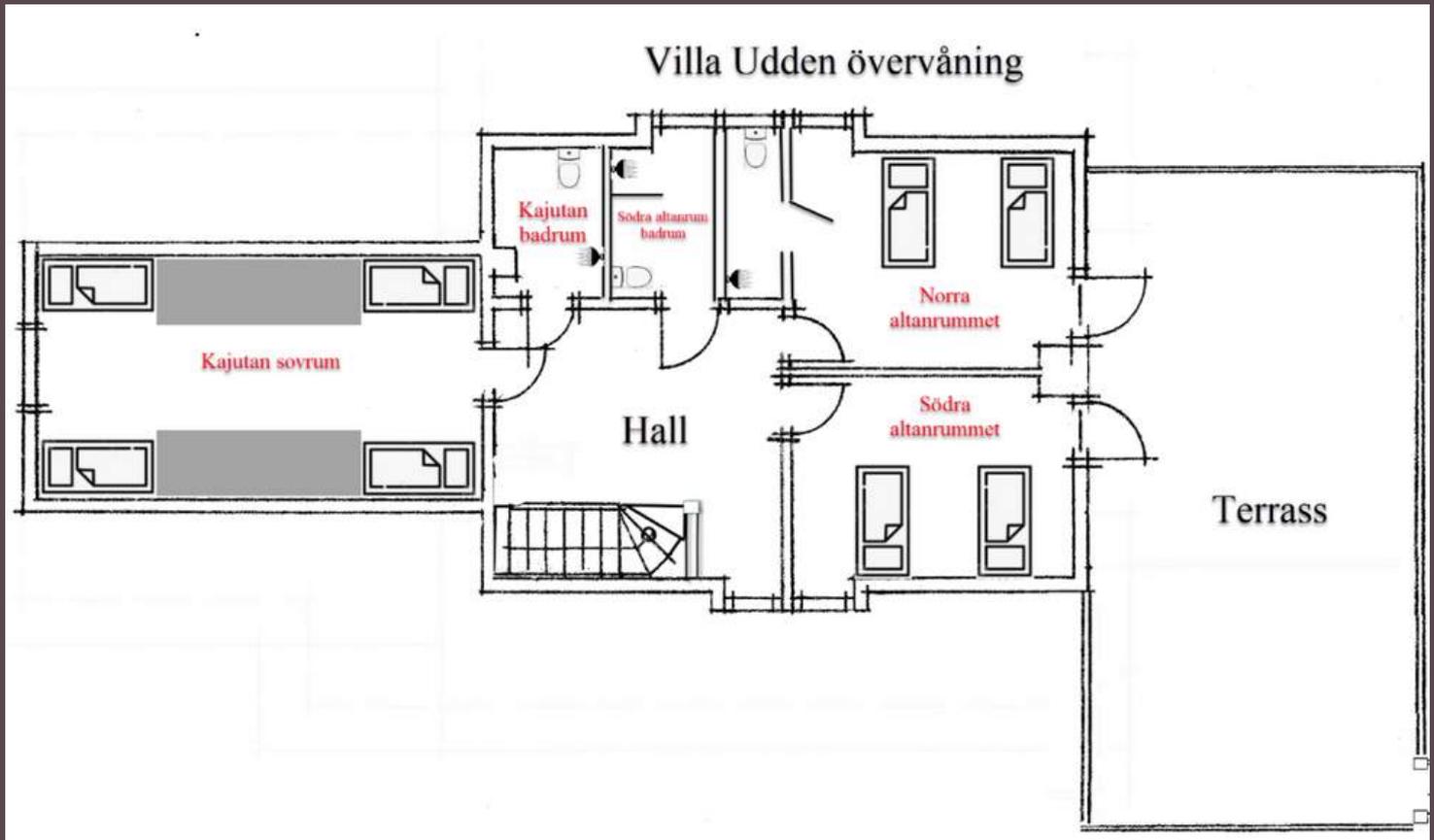
Villa Udden Ground Floor:

One bedroom called "Gästrummet" (Guest Room) with its own WC and shower. An additional bathroom, the Entré badrummet with a WC and shower. This bathroom can be used by guests staying in the other bedrooms as well.



Villa Udden Upper Floor:

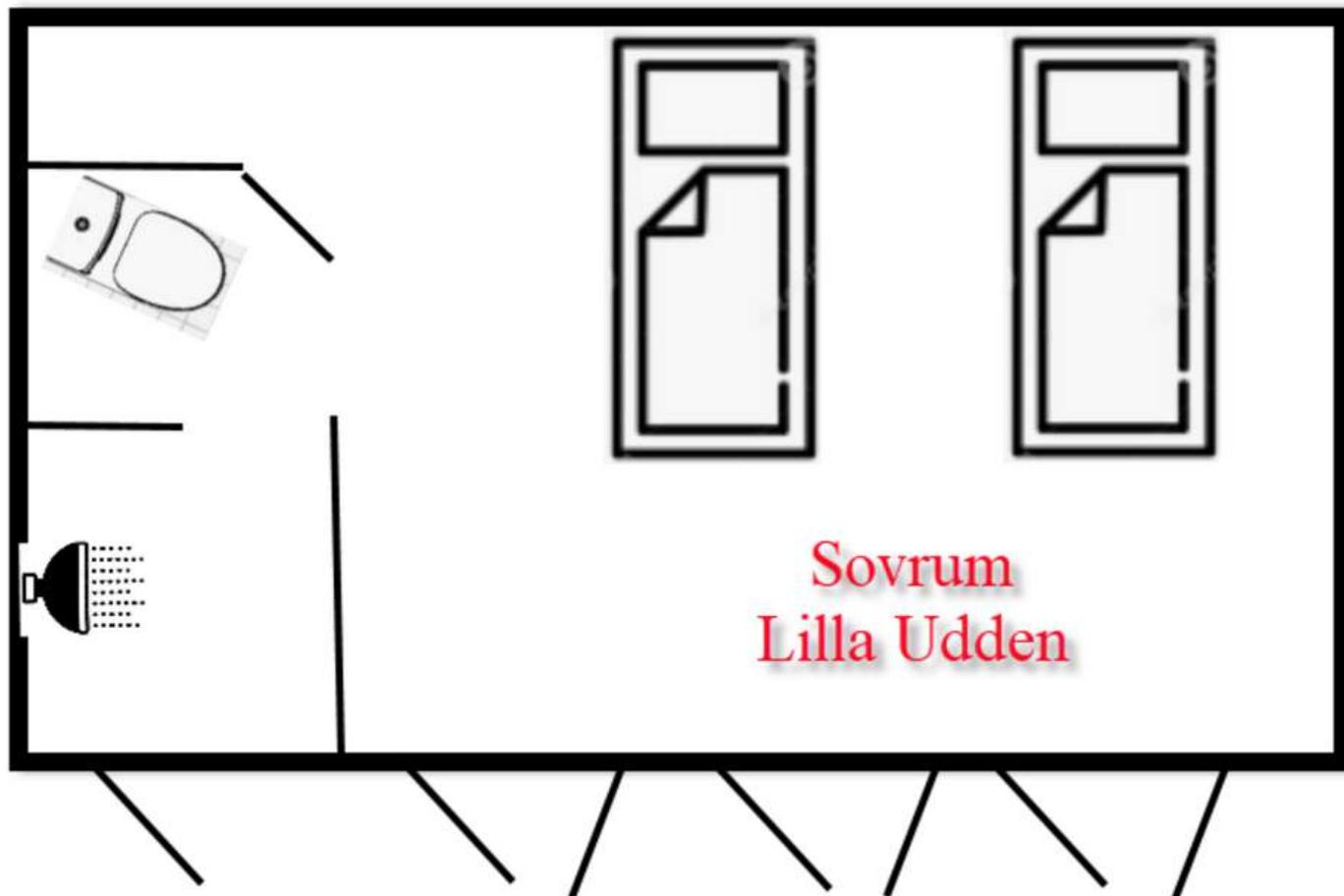
1. There are three bedrooms: Norra altanrummet , Södra altanrummet and Kajutan.
2. Each bedroom has its own private bathroom.
3. If there are more people staying in one room, they can also use the entrance bathroom on the ground floor.



Villa Udden

Lilla Udden

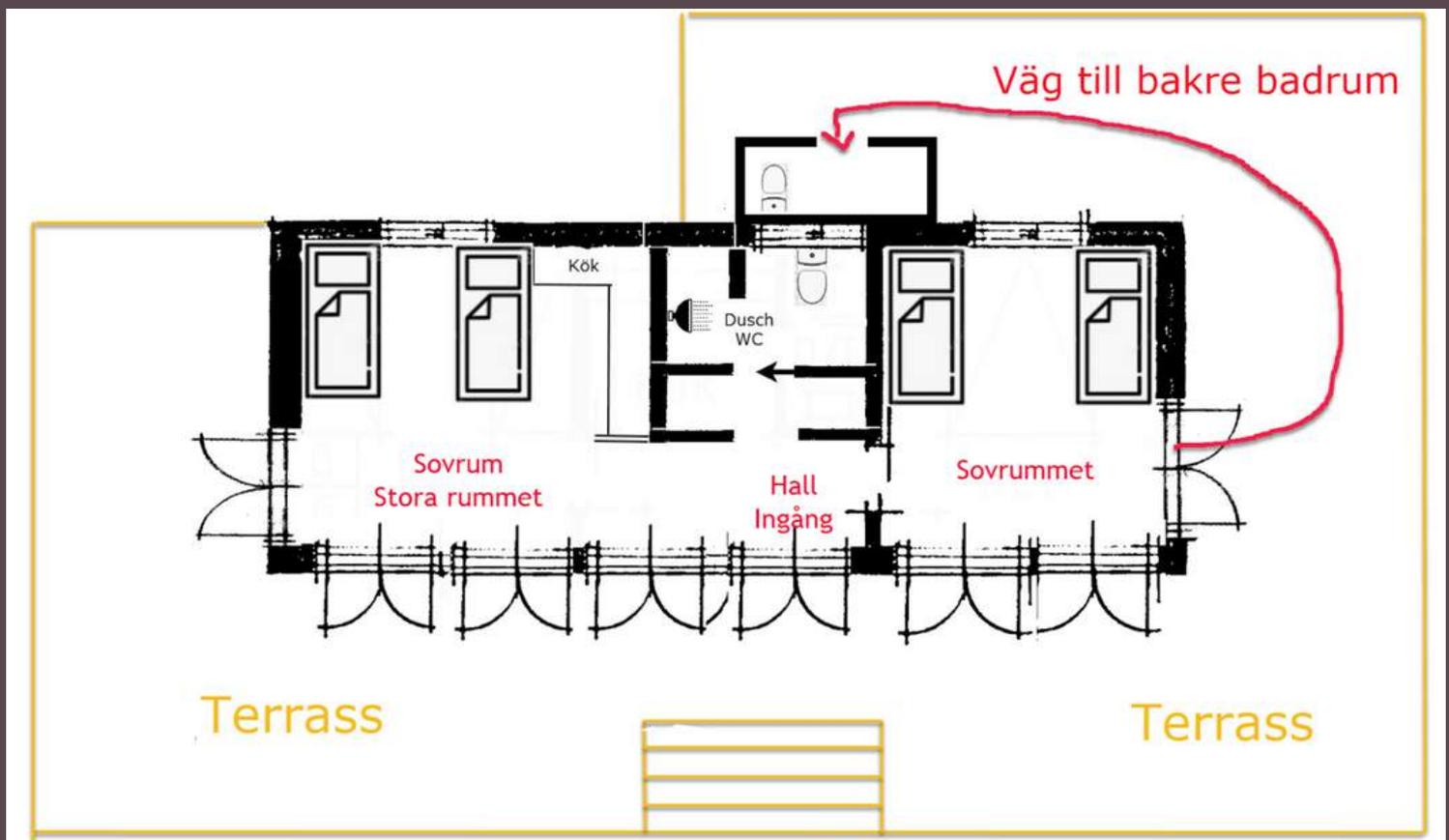
Lilla Udden has one bedroom with its own private bathroom, including a toilet and a shower.



Paviljongen

The Pavilion is a detached house located right by the water on a peninsula predominantly made of sand. This feature has given the entire property its name, "Sandudden" (Sand Udden).

1. The Pavilion features two bedrooms, with the entrance leading to a hall where a shower and toilet are located.
2. There is an additional bathroom with a toilet at the back of the house.
3. The Pavilion boasts large glass panels facing the water, offering breathtaking views of the lake.
4. Additionally, there is a spacious terrace equipped with lounge furniture and a dining table.

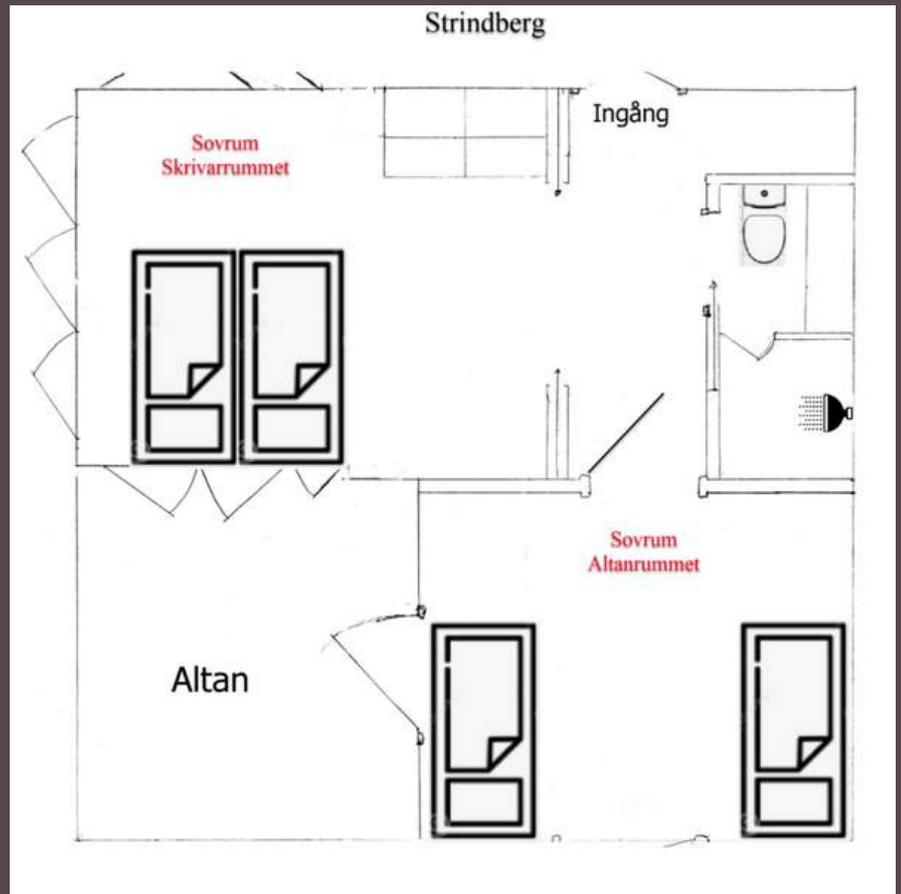


Strindbergshuset

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Strindbergshuset is a detached house located just above the two main houses.

1. It has two bedrooms, with the entrance leading to a hall where a shower and toilet are located.
2. The house features a terrace with teak furniture and a dining table, offering lovely views.
3. The two bedrooms are named "Skrivarrummet," and the beds in this room can be separated if needed. There is one shared bathroom for the two bedrooms.

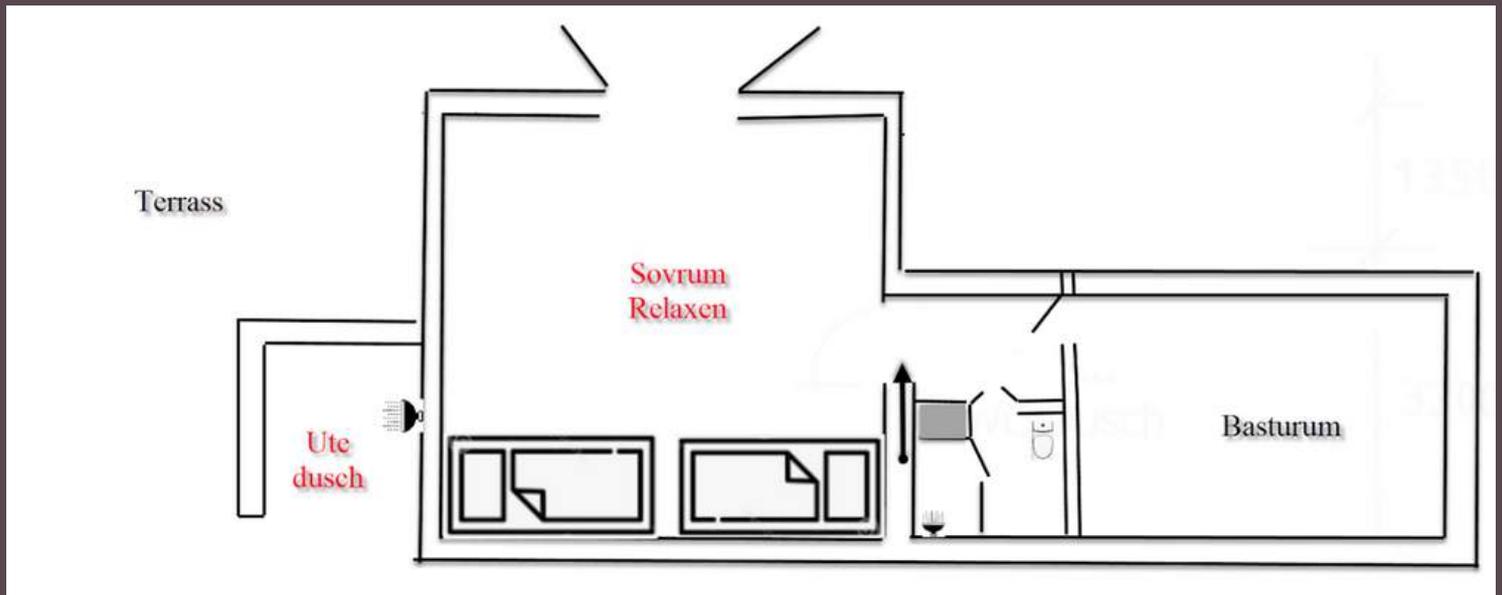


Bastuhuset Relaxen

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If the sauna is used on the same day, guests must check in after finishing their sauna session.

1. The house has two bedrooms and one bathroom with a toilet and shower.
2. During the warm season (April - October), there is also a delightful outdoor shower with hot water available for use.



Brygghuset

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Brygghuset is located on a pier, and the beds can be folded up against the wall. This feature allows Brygghuset to be used as a conference room or group room when needed.

The house has two bedrooms and one bathroom with a toilet and shower.

