



Långasjönäs

THE LAKE PROJECT



*Your own Holiday Home
in one of Blekinge's most beautiful places*

Now is your chance to own a holiday home in beautiful Långasjönäs! In 2024 we will start selling our cottages to anyone who is interested, and we believe many will be. On our website you will find detailed information about prices, conditions, etc. under our project name "The Lake Project".

The foremost reason to buy a holiday home, is off course to have a place of your own, where you can spend wonderful holiday moments. An extra argument to own a holiday home in Långasjönäs is the rental income you will receive. When you're not staying in your holiday home yourself, we will rent out your cottage, which creates a nice extra income for you as owner.

50 cottages are looking for a new owner

We started already with the sale of 24 cottages in our South Village and 16 cottages in our North Village, where we have fixed prices, varying from 129 000 – 234 000 SEK. Here we use the principle of first come, first served. So, the sooner you jump on the train, the more choice you have in choosing your own holiday home.

We are now also selling our 10 premium cottages F01 to F10, as well as our newbuild Holiday Home N01. These cottages will be sold to the one who has the highest bid on our bidding list on 30.09.2024. You can check our website <https://langasjonas.com/en/the-lake-project/> for more information and to see the actual status of the bidding.

SOUTH VILLAGE
(24 cottages)

STARTING PRICE:
144 000 SEK

NORTH VILLAGE
(16 cottages)

STARTING PRICE:
129 000 SEK

COTTAGE F02/EKUDDEN

STARTING PRICE:
900 000 SEK

COTTAGE F06/BJÖRKUDDEN

SOLD !

STARTING PRICE:
775 000 SEK

PRICELIST COTTAGES NORTH & SOUTH VILLAGE	FIXED PRICE (SEK)	PRICELIST COTTAGES F01-F10 & N01 *	STARTING PRICE (SEK)
HOLIDAY VILLAGE NORTH		PREMIUM COTTAGES	
N10	129 000	F01 / BOKHÖJDEN	895 000
N11 – N12 – N13	144 000	F02 / EKKUDEN	895 000
N16	159 000	F03 / TALLHÖJDEN	775 000
N02 – N04 – N05 – N06 – N07 – N08 – N09	174 000	F04 / TALLÅSEN	825 000
N14 – N15	209 000	F05 / HASS	795 000
HOLIDAY VILLAGE SOUTH		F06 / BJÖRKUDDEN	775 000
S01 – S03 – S04 – S06 – S07 – S09	144 000	F07 / MALMQVIST	775 000
S02 – S05 – S08 – S10	159 000	F08 / LOFTET	375 000
S11 – S12 – S13 – S14 – S15 – S16 – S17	174 000	F09 / JONTA	145 000
S18 – S19 – S20 – S21 – S22 – S23 – S24		F10 / BRUKSHUSET	750 000
S13	695 000	N01 / HOLIDAY HOME	1 395 000

* These are the starting prices for our cottages F01-F10 and N01. Bidding starts on 01.07.2024 and continues until 30.09.2024. The bidder with the highest price on 30.09.2024 wins. Bids under the starting price are not accepted.

Can regular guests continue to book a cottage as usual?

The answer is YES! If you want to rent a cottage – and not buy a cottage – you can continue to book whatever cottage you want, just like before. Maybe you are wondering how this possible when the cottages are being sold? Because each owner can only spend a maximum of 60 days per year in their cottage, of which 21 days in the June-July-August period, there are more than 300 days left to rent each cottage.

Buy a piece of 5-star nature and get a cottage for free!

Buying a holiday home is everyone's dream. To own a holiday home on the lakeside, with a nice view, access to a beach and a nature reserve with great walking trails, sounds just wonderful, doesn't it? Holiday homes that meet the above requirements are rare to find and if you do, there is often a considerable price tag attached to them.

Our cottages at Långasjönäs meet all the above requirements regarding location, beautiful natural environment, beautiful view over the lake and much more. However, the price you pay is only a fraction of the price you would normally pay on a location like ours. Just the location itself is worth the money.

One could say that you pay for the view, location, and beautiful nature. The cottage itself you will get for free!

*Buy a cottage and pay only **HALF** PRICE*

If owning a holiday home is also your dream, you might want to look at our cottages. The costs of buying a holiday home were already low from the start, but now we have decided to make it even more interesting by reducing our prices to 50% of the original price! Why do we do that?

Well, with only half price to pay, more people and families will be able to buy a cottage. You only need to invest half the price, and you might even avoid (extra) costs for a loan. This is positive for the buyer, but it also helps us to sell more cottages more quickly. All we ask in return is that we may freeze the rental revenues for a period of 48 months and make a small adjustment in the fee for the monthly costs. In other words: A win-win situation!

For example: A cottage in our South or North Village of 349 000 SEK will now cost 174 000 SEK instead, which means 175 000 SEK cheaper! In return we take a slightly higher monthly fee and keep 100% of the rental income for the first 48 months. That's all. You own the cottage from day 1, you can use your cottage from day 1 and you can use all our free activities for free from day 1 (see below). The only amount you pay is a fixed monthly cost of 2,490 SEK for all costs, like electricity, water, sewage, WIFI, maintenance, garbage & recycling stations, cleaning, and much more. You can read about these monthly costs in more detail on our website.

Renovation = More rental income!

Income without renovation:

50% of rental income =
1 000 SEK x 50% = 500 SEK



Income with renovation:

50% of rental income =
2 200 SEK x 50% = 1 100 SEK

+ 30% more bookings!
+ 75% more income
per booking



Extra income with renovation:

60% of rental income =
2 200 SEK x 60% = 1 320 SEK

+ 10% extra income



The illustration above shows a simplified example of how renovation affects your rental income. Even though there is no obligation to renovate, we do encourage each owner to renovate. First, to increase your own living and vacation comfort. But renovation also means that the rental price goes up and might even double! This means more rental income. At the same time a renovated cottage will create more bookings because of its higher standard, which means even more rental income. On top of that, we will reward each owner by increasing the owner's rental income from 50% to 60%. This means once more an extra level of rental income, as you can see in the illustration above.



COTTAGE S13 BEFORE RENOVATION



COTTAGE S13 AFTER RENOVATION



*access to our boats, canoes, kayaks,
paddleboards & our minigolf course!*

We often describe Långasjönäs as a place located in "5-star nature", because that's what it really is. You must experience it to understand it. Långasjönäs offers many beautiful walking trails, starting directly from your cottage, and taking you into the most beautiful parts of the nature reserve. Here you will also find many places to search for blueberries, chanterelles, and other treasures of the forest. There are also various places to enjoy a real outdoor BBQ, and you can even experience a wood-fired sauna. And those who love fishing can enjoy their time on one of the various Lakes, fishing for pike, pikeperch and trout. It really is a little paradise for many.

The nature around us already gives our place a 5-star rating, but the view on the lake certainly does as well. What is more relaxing than to sit outside your cottage, absorbing the beautiful and tranquilizing view on the lake and feel your soul come at ease. It's simply priceless! It is therefore we named our project "The Lake Project".

But, enjoying the view of the lake is one thing, but experiencing the lake is another. Whether it is swimming and spending time at one of the various beaches in Långasjönäs or by spending time on the water by renting a canoe or paddleboard. Experiencing time in the lake and on the lake brings some extra magic to your stay.

That's why we decided to give each cottage owner free access to all our boats, canoes, kayaks, and paddleboards, including our boats in our three trout-fishing lakes. We hope this makes your time here with us even more enjoyable and fun, allowing you to create even more special and priceless memories with your loved ones. You can use all our activities as much as you want, completely free! And that's not all. You may even play on our "Lakeside Minigolf Course", whenever you want and how often you want. Also, completely free!

We really want you to feel that Långasjönäs is your second home, where you can experience many 5-star moments. We are proud and excited to finally launch The Lake Project, a unique project in a unique area. On our website you can read detailed information about The Lake Project. If you are interested in buying one of our cottages, or if you have questions, please contact the owner Bert Woodson-Lock at: bert.lock@langasjonas.com or +46 738-170864.

10 CANOES

20 BOATS

Free
Activities!

10 KAYAKS

8 PADDLE-BOARDS

12 HOLES MINIGOLF COURSE

BEACH VIEW

