



Non-residential premises

The non-residential premises that Micasa Fastigheter manages are appropriate for a variety of activities and are located at several addresses throughout the City of Stockholm. The non-residential premises are generally between 50 and 1,000 square meters in size. Sometimes an entire floor or building is available for rent. There are also business, warehousing and office premises. The premises are let directly through Micasa Fastigheter.

Contributing to expertise and development

Micasa Fastigheters aim is to work together with other operators to be a driving force in development within the sector and to support work in developing elderly care residences in Stockholm.

One such example is a national inspirational environment project that aims to inspire visitors and provide expertise that can contribute to the development of present and future residences for people with functional impairment.

The inspirational environment project comprises of two complete show

apartments, one intended for home residence and one intended for care home residence. There is also a third apartment in which technical solutions are shown. The goal of the national inspirational environment project is to spread expertise and inspiration for new approaches to the planning of future housing schemes.

Allocation of non-residential premises and apartments

Senior apartments, sheltered housing and student residences are allocated by the Stockholm Housing Service (Bostadsförmedlingen i Stockholm AB). Contact the Stockholm Housing Service, customer service, telephone 08-785 88 30 or www.bostad.stockholm.se. Renting of non-residential premises is handled directly by Micasa Fastigheter.

City district administrations allocate places or apartments in care homes for those who require special forms of residence due to a substantial need for care. An application should be made to the local city district administration.

In each district administration there is an assistance coordinator who makes an assistance assessment and decides whether residence at a care home will be offered to the applicant. A list of the city districts can be found on www.stockholm.se

For further information on alternative forms of residence and housing areas, visit www.micasa.se.

Contact us

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**Micasa Fastigheter
i Stockholm AB**

– part of the City of Stockholm,
the Capital of Scandinavia

A home to look forward to

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A property company that puts the tenant first

Micasa Fastigheter's business concept is to offer attractive, customised housing for people in Stockholm who are in need of support and security. In addition to care residences, Micasa Fastigheter offers senior housing, sheltered housing, student housing and non-residential premises for enterprises.

The City of Stockholm has chosen to place all of its care property under the management of a single company – Micasa Fastigheter i Stockholm AB. This presents considerable opportunities for creating new forms of work and closer collaboration with tenants as well as activities in order to develop residences for the elderly, for people with functional disabilities and for others in need of support.

Secure housing with high standards

It should be nice to come home. A place which offers the possibility of peace and quiet but also a place where everyday activities are made easier. Micasa Fastigheter provides the conditions for a pleasant, secure and functioning home.

Micasa Fastigheter's fundamental values are based on commitment, innovation, consideration and knowledge. These four words sum up the approach that permeates all areas and everything we do within the framework of our operation.

Micasa Fastigheter shall offer residences with high basic standards. Cooperation with caregivers and the city's district administrations is important in order to tailor residences and premises to the needs of tenants and care operators. Accessibility and good solutions are also at the forefront when working with senior housing and sheltered housing.

Facts about Micasa Fastigheter

The property holdings comprises of about 125 properties and a number of management properties with a total floor space of 1.1 million square meters. The number of properties can change due to acquisitions and sales. The company has a turnover of almost SEK 1 billion. At present, Micasa Fastigheter has about 75 employees. The company is divided into a number of departments: Administration, Communication, Business Development, Property Management, Purchasing and Projects.

Properties designed for the support needs of tenants

A great number of operations are located in Micasa's care properties. Everything from daytime activities to demanding 24-hour care as well as ordinary rental apartments designed for use by seniors. All this imposes considerable demands on the property-related expertise of our employees.

There are two kinds of accommodations. One kind are care residences which include service homes and group homes. To obtain a place here, an assistance assessment is required. The tenant then signs a contract with the local district administration, which in turn has an agreement with the caregiver. The city's district administrations are responsible for care of the elderly in Stockholm.

The other kind of residence consists of rental apartments that are rented out with a direct agreement with Micasa Fastigheter. These are allocated through the Stockholm



Housing Service, for example, senior and student apartments. Senior apartments are for people over the age of 65. To rent a student apartment, a certificate of study or acceptance by a university or similar is required.

Care homes

Care homes are for people who need a great deal of support and/or care. The residents have their own apartments. Staff are on duty day and night. Care home residents have common areas for socialising and dining. In order to obtain a place in a care home, an assistance assessment is required from the district administration's assistance coordinator.

Service homes

A service home is a care home with residence in one's own apartment, with access to some common services and areas. In some service homes there is also access to a restaurant, foot care, hairdresser and various activities. Staff are on duty here day and night.

Group homes

Group homes are a small number of apartments with a common kitchen, dining room and living room. This type of residence is often used by people with various physical and mental functional disabilities.



Senior housing

Senior residences are rental apartments that are let to people aged 65 years or older, through the Stockholm Housing Service. They include guest apartments and access to common areas. Senior residences are characterised by easy accessibility and emphasis is on safety and security. Assistance assessment is not required for residing in a senior residence.

Sheltered housing

Sheltered housing is intended for people over the age of 75 years who are resident in the City of Stockholm. Sheltered housing consists of rental apartments allocated by the Stockholm Housing Service. The queue time begins once the tenant turns 70 years of age. In the sheltered housing there are hosts who organise various kinds of social activities for the tenants. There is also access to common areas and guest apartments.

Student housing

Student apartments are rental apartments, which are let to people who study within the County of Stockholm. This includes exchange students, researchers and guest researchers. The Stockholm Housing Service allocates the student residences. In order to obtain an apartment, the applicant must be at least 18 years of age and have a certificate of study or acceptance by a university, college, qualified vocational education or vocational college within the County of Stockholm.