

PRESS RELEASE

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Groundbreaking ceremony for Balder's housing concept Boverian in Ytterby

Wednesday afternoon marked the official start for Boverian Ytterby. Together with future residents and representatives from various partners, the property owner Balder marked the start of construction for this unique residential project.

In central Ytterby, just outside Kungälv, close to both lush natural surroundings and local amenities, Fastighets AB Balder is developing its next Boverian project. Boverian Ytterby will comprise 54 apartments, a 1,600 square metre glassed-enclosed winter garden, and generous spaces designed for socialising and activities.

The housing concept is aimed at active seniors and focuses on community and quality of life. In addition to modern and comfortable apartments, residents will have access to the characteristic glassed-enclosed garden featuring a pleasant Mediterranean climate, guest apartment, community room and more. Approximately half of the homes have already been sold, but there is still an opportunity to become part of the community at Boverian Ytterby. Among the first to purchase an apartment in the development were Birgitta and Lars-Göran Dahlén.

“We have known about the Boverian concept for a long time and have acquaintances living like that elsewhere. So, when we heard that a Boverian was going to be built in Ytterby, we immediately became interested. What appeals to us most is the environment and the opportunity for community spirit – that there is space to socialise and stay active together, whenever and however one chooses,” says Lars-Göran Dahlén.

Representatives from the municipal company Bokab, which has managed the development plan and sold the land to Balder, also attended the launch event.

“We are constantly exploring how we can develop Kungälv through new types of businesses and housing concepts. Boverian is a concept in which we have long seen great potential, and it feels very positive to be able to bring it to life together with Balder,” says Lars Pettersson, CEO of Bokab.

Instead of the traditional ceremonial first groundbreaking dig, a palm tree was planted during the event as a symbol of how the project fosters collaboration and community spirit.

“Boverian is a special and highly regarded concept that we at Balder are proud to offer. As with all projects, collaboration is essential, and we are grateful for the excellent dialogue we have had with Bokab, which has led to us standing here today,” says Marcus Gunnarsson, Property Developer at Balder.

Bovieran Ytterby will be the 29th Bovieran development, with residents expected to move in at the turn of 2027/2028. Visit [balder.se](https://www.balder.se) for more information.

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[Fastighets AB Balder](https://www.balder.se) (publ) is a listed property company that owns, manages and develops residential and commercial properties in Sweden, Denmark, Finland, Norway, Germany and the United Kingdom. The head office is located in Gothenburg. As of 31 March 2026, the property portfolio had a value of SEK 236.6 billion. The Balder share is listed on Nasdaq Stockholm, Large Cap.