WALLENSTAM

Press release

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From a closed-down dairy to vibrant urban life – the vision for Kallebäcks Terrasser takes shape

When the groundbreaking ceremony for Kallebäcks Terrasser in Gothenburg took place in spring 2019, the vision was for a new district with housing, workplaces, a school, a preschool, restaurants and services. Seven years later, just over 1,450 new homes have been created, and the area has come to life, with more activity and a growing range of offerings. Here you will find most of what you need for a more convenient everyday life, in an easily accessible location close to both central Gothenburg and nature.

“Today Kallebäcks Terrasser has become what we envisioned when the development began – an area where people live, work, and meet. The different elements have gradually fallen into place and together have created a vibrant district with its own distinct character and a wonderful atmosphere,” says Marina Fritsche, Vice CEO and Regional Director of Wallenstam in Gothenburg.

One of the first major buildings was the office building on Långfilsgatan. The 240-meter-long building, featuring flexible office environments, encloses the area facing the E6 motorway. When the first office tenants moved in in 2022, the district was still under development. Today, the office building is part of a growing district offering a wide range of housing, restaurants, retail, healthcare, fitness facilities, and other services.

The development of Kallebäcks Terrasser is continuing. Demand for the homes has been high, and the completed apartments have been let immediately, while there is also considerable interest in commercial premises in the area. Once the district is fully developed, we will have created nearly 2,000 apartments. The Kvarter 1, Stråket project is currently under construction involving 177 apartments that will welcome new tenants next fall. Meanwhile, new businesses and meeting places are being added along Kallebäcks Torggata, where one of the latest additions is Ölstugan Tullen.

“Kallebäcks Terrasser today has the vibrancy and urban life we aimed to create. The fact that so many people want to live and settle here is clear proof of the area’s growing appeal. But we are not finished yet. There are excellent opportunities here to further develop the district with more housing, businesses, and meeting places, so that even more people can live and work here,” says Marina Fritsche.



This is where the development of Kallebäcks Terrasser took off. When the groundbreaking ceremony took place in 2019, the vision was for a new district with housing, workplaces, a school, a preschool, restaurants and services.



Today, around 1,450 new homes have been created ir Kallebäcks Terrasser. In the foreground is the 240-meter-long office building, featuring flexible office environments, a gym, and parking facilities for both bicycles and cars, an important part of the range of workplaces and services that have emerged in the are



Terrassparken is one of the area’s green meeting places. In the surrounding area, there are restaurants, cafés, shops, healthcare facilities, gyms, and other services that help create a vibrant atmosphere for much of the day.



Kvarter Torget marks the entrance to Kallebäcks Terrasser and has been given carefully designed lighting that highlights the building’s architecture and contributes to the character of the area, even during the evening.

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Wallenstam is a property company that manages, builds and develops properties for sustainable living and enterprise in Gothenburg, Stockholm and Uppsala. The property holdings are valued at around SEK 73 billion and the customer base consists of around 13,000 households and 1,000 enterprises. The total lettable area is about 1.5 million sq m. The company’s B shares have been listed on Nasdaq Stockholm since 1984.