VERA PI BRIEF · N° 01 / SWEDEN

✓ COMPILED FOR THIS PROPERTY

Building Brief

Strandvägen 29–33

Bünsowska huset · Korporalen 9 · Östermalm, Stockholm

Compiled from **the VERA PI database: 18 sources, 300 records and 3,430 values**, joined to the property Korporalen 9 by VERA PI's engine. No single register holds this file.

3,430	18	23	20 Oct
values in the VERA PI file for this property	sources in the VERA PI database	exhibits, every figure classed	2026: the latest reading, each source dated



Photo Holger.Ellgaard, May 2022, CC BY-SA 4.0, cropped

59°19′55″ N · 18°05′14″ E | 59.33189°N · 18.08727°E

WRITTEN FOR The buyer, the estate agent and the lender

THE PROPERTY
Strandvägen 29–33
Korporalen 9 · Östermalm, Stockholm

ISSUED
21 October 2026

REFERENCE
BB-20261021-0502-STO-KORPORALEN9

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Exhibit 1: Strandvägen 29–33 on its block: the property Korporalen 9 as Stockholm's 3D model draws it, 3,716 m² in plan with two courtyards, its nine addresses on four streets



Note: The blue outline is the building block the city's open 3D model holds for the property, courtyards cut out; the dark outlines inside it are OpenStreetMap's buildings on it. The dot is the address point of Strandvägen 31, the door every distance in chapter 7 is measured from. 280 × 345 m; grid north up (SWEREF 99 TM), the arrow points to true north.

Source: Stockholms stad, 3D-Byggnader LOD1 (open data), VERA PI's copy of 20 Oct 2026, extracted for this building on 21 Oct 2026; OpenStreetMap contributors (ODbL), Geofabrik extract of 20 Oct 2026: outlines, streets, water and parks; drawn by VERA PI · **Recorded**

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VERA PI BUILDING BRIEF · N° 01 / SWEDEN

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THE QUESTION

What does the VERA PI database hold on this building?

VERA PI'S ANSWER

No single register holds this file: VERA PI compiled it for this building alone. Thirteen chapters on one property: the building in the register, its four building parts, the association and its finances, property law, the market, what is within reach, energy and environment, the area, its history, where the records agree and differ, and what is still open.

Korporalen 9: four building parts of 1886–1892 and 87 flats; a fee of 449 kr per m², lower than at 50 of 63 Östermalm associations read.

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HOW TO READ THIS BRIEF

Recorded
Held in an official record – a deed, the cadastre, a permit – quoted as registered.

Measured
Computed by VERA PI from the geodata for this Brief: distances, areas, slopes.

Estimated
Modelled from the recorded evidence, always given with its method and sample.

Not established
Searched for and not found, or held by no register: stated as open, never as absent.

01 · SUMMARY

Korporalen 9: four building parts of 1886–1892 and 87 flats; a fee of 449 kr per m², lower than at 50 of 63 Östermalm associations read

VERA PI compiled this Brief for this building alone: it read 18 sources – 300 records and 3,430 values, counted on this build – and joined every record to the property Korporalen 9 and its nine addresses, Strandvägen 29–33 the first of them. Every figure carries its evidence class; what is not yet collected is written as pending, with its source.

Key findings

Four building parts, 1886–1892, on one property. Stadsmuseet's inventory records Strandvägen 29–33 built 1886–1888 to I G Clason's design for Fr Bünsow, and three further parts on Grev Magnigatan, Torstenssonsgatan and Riddargatan to 1892. Chapter 3

Brf Korporalen 9 (716418-7770), registered 26 Aug 1984: 87 flats – 83 bostadsrätter and four rental flats – and one premises, by its 2025 annual report. Chapter 4

A fee of 449 kr per m² for 2025, lower than at 50 of the 63 Östermalm associations VERA PI holds 2025 figures for (median 563); **debt of 3,798 kr per m²**, higher than at 40 of 65 (median 3,376). Chapter 4

Full ownership (äganderätt) by the association's own report; Lantmäteriet's register – tenure, easements and mortgages – is fee-based and not yet read. The plan, any protection and listing are not yet collected. Chapter 5

No listing in the building among the 8 agencies with flats on Östermalm that VERA PI read on 20 October 2026. Two on Strandvägen, at nos. 43 and 67, ask 250,000 and 193,133 kr per m²; Östermalm's median asking price is 160,563 kr per m² over 40 listings. Asking, never sold, prices. Chapter 6

Tram 7 at 170 m, a grocer at 215 m, the vårdcentral at 335 m and the metro at Östermalmstorg, 675 m; 70 m to the water's edge, and Södersjukhuset's emergency department 3.0 km away. Chapter 7, chapter 8

KEY DATA	
VALUES READ	3,430 M
RECORDS READ	300 from 18 sources
REFERENCE	BB-20261021-0502-STO-KORPORALEN9
RECORD READ	Up to 20 Oct 2026
THE BUILDING	
PROPERTY	Korporalen 9 · Östermalm
ADDRESSES	9 on 4 streets R
BUILT	1886–1892 R
HEIGHT	24.8 m R
AREA IN PLAN	3,716 m² R
STOREYS	5, two parts with attic R
USE	Multi-dwelling R
THE ASSOCIATION	
FLATS	87 · 1 premises R
ANNUAL FEE 2025	449 kr / m² R
MEDIAN, 63 READ	563 kr / m² E
DEBT 2025	3,798 kr / m² R
TENURE	Äganderätt R·N
AROUND IT	
TRAM 7	170 m M
WATER'S EDGE	70 m M
LISTINGS IN THE BUILDING	None among 8 read N
ELECTORAL DISTRICT	Oscar 3 R

R recorded · **M** measured · **E** estimated · **N** not established

Exhibit 2: The findings that matter to a buyer, and what each means

TOPIC	FINDING	CLASS	WHAT IT MEANS FOR YOU	SHOWN IN
Heritage	Called Bünsowska huset; Stadsmuseet's class, any listing and plan protection not yet collected	N	Exterior and stairwell works may be restricted: ask the board what the city has required	chapter 5
Association fee	449 kr per m², 2025; median 563 among 63 Östermalm associations read	R	A flat's monthly fee follows from its share: ask for the flat's own figure	chapter 4
Association debt	3,798 kr per m² of bostadsrätt area, 2025; median 3,376 among 65 read	R	Debt carries interest-rate risk the fee must absorb: read the loans in the annual report	chapter 4
Tenure	Äganderätt by the annual report; Lantmäteriet's register not yet read	R · N	If confirmed, no site-leasehold fee (tomträttsavgäld) weighs on the association	chapter 5
Energy	The energy declaration is not yet collected	N	Ask the board for the declaration, valid ten years, and the latest ventilation inspection	chapter 8
Price level	Östermalm's median asking price 160,563 kr per m², 40 listings, 20 Oct 2026	E	An asking level for the district, not a price for a flat here	chapter 6

Note: R recorded · M measured · E estimated · N not established. What a finding means is VERA PI's reading of the VERA PI database, not legal advice; the association's papers and Lantmäteriet's register confirm it.

Source: This Brief's own chapters, as cross-referenced · **All classes**

Before you sign: what to ask for

1. The association's last three annual reports, its statutes and its maintenance plan; the board's account of pipe renewal (stambyte), windows, roof and façade – none of them is in this file yet.
2. From the seller's agent, the flat's own figures: its share of the association, its monthly fee, any pledges registered on it, and the board's approval of the buyer as a member.
3. Lantmäteriet's extract for Korporalen 9: owner, tenure, easements, joint facilities and mortgages – fee-based, not yet ordered for this Brief.
4. The energy declaration, the latest ventilation inspection (OVK) and any radon measurement.
5. For works in the flat: what the statutes allow, and from the city the detailed plan and any protection of the building.
6. An inspection of the flat by a surveyor of the buyer's choosing; nobody has been inside for this Brief.

What this Brief is not

1. **Not a valuation.** Asking prices for the district are not a price for a flat here.
2. **Not a title report.** Lantmäteriet's registers and the association's own papers govern.
3. **Not a survey.** Nobody has been inside; outlines and heights are the city's model.
4. **Not legal advice.** The laws are cited so they can be read, not applied.

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02 · THE BUILDING IN THE REGISTER

One property, Korporalen 9: nine addresses on four streets and one multi-dwelling building, 24.8 m high in the city's 3D model

Stockholms stad's open 3D model ties every address in the block to one property, Korporalen 9 – the only property it places in kvarter Korporalen – and draws it as one building block with two courtyards. Names, use, heights and the area are as the model records them; VERA PI's own measurement of the polygon confirms the area.

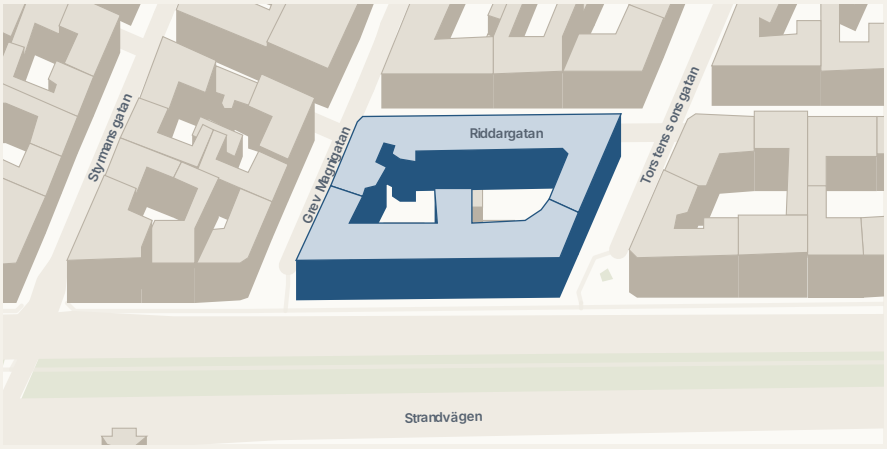
Exhibit 3: Korporalen 9 as the registers hold it: nine addresses, one building 24.8 m high, 3,716 m² in plan

ITEM	RECORD
Property (fastighet)	**Korporalen 9**
Block (kvarter)	Korporalen – its only property in the model
Addresses	Strandvägen 29, 31, 33 · Grev Magnigatan 2, 4 · Riddargatan 60, 62, 64 · Torstenssonsgatan 3
Postcode, Strandvägen 31	114 56
Use · district	Flerbostadshus, a multi-dwelling building · Östermalm
Building height (BYGG_H)	24.8 m
Roof · highest point, above the model's ground	24.9 m · 36.4 m
Ground level in the model (MARK_Z)	2.7 m
Area in plan (BYGG_A)	3,716 m², two courtyards cut out
Storeys · called	5, two parts with an attic storey · Bünsowska huset

Note: Heights are the model's own fields: the building height, and the roof and highest point less the model's ground level (MARK_Z); the model does not state its height system in VERA PI's copy, so the ground level is not given as a height above the sea. VERA PI's own measurement of the model's polygon gives 3,715.8 m², agreeing with its area field. The model's record was produced on 21 Feb 2003 and last changed on 10 Mar 2008. Storeys from Stadsmuseet's inventory; the name from Wikipedia and Wikidata (Q10438809).

Source: Stockholms stad, 3D-Byggnader LOD1 (FASTIGHET, KATEGORI, BYGG_A, BYGG_H, MARK_Z, TAK_Z, TAKMAX_Z, PROD_DATE, MOD_DATE), VERA PI's copy of 20 Oct 2026, extracted 21 Oct 2026; OpenStreetMap address point; Stadsmuseet, Östermalm I (1974); Wikipedia, read 20 Oct 2026 · **Recorded; outline measured**

Exhibit 4: Strandvägen 29–33 lit on its street, every building drawn in its height from the city's 3D model



Note: An oblique view, north at the top; the property's buildings are lit in blue. The drawing is VERA PI's own, from the building page on verapi.se.

Source: OpenStreetMap contributors (ODbL): outlines; Stockholms stad, 3D-Byggnader LOD1: heights; drawn by VERA PI, read 20 Oct 2026 · **Recorded**

Nine doors, one property

The model gives Korporalen 9 nine addresses: three on Strandvägen, two on Grev Magnigatan, three on Riddargatan and one on Torstenssonsgatan – the whole block. Stadsmuseet's inventory describes four building parts behind them (chapter 3); the association counts 87 flats and one premises (chapter 4).

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03 · THE FOUR BUILDING PARTS

Four building parts built 1886–1892 to designs by three architects, Strandvägen 29–33 first, by I G Clason for Fr Bünsow

Stadsmuseet's building inventory Östermalm I (published 1974; the survey year on its title page is 1973) describes the block in four entries. Each part's years run from its building permit to its final inspection, as the inventory defines them. The Strandvägen front is one entry for three former properties, Korporalen 1, 6 and 7, built «med gemensam fasad» – with one shared façade.

Exhibit 5: The four building parts: Strandvägen 29–33 in 1886–1888, the corner and side parts to 1892

PART (INVENTORY ENTRY)	ADDRESSES	BUILT	ARCHITECT	CLIENT	STOREYS	STREET FAÇADE (VERA PI'S TRANSLATION)	PDF
Korporalen 1, 6 and 7	Strandvägen 29, Strandvägen 31, Strandvägen 33	1886–1888	I G Clason	Fr Bünsow builder probably C G Nordström	5	Red brick with traces of the original red wash, partly patterned in hard-fired brick; ground floor and ornament in grey limestone; granite plinth, portal bases and benches; richly carved entrance doors	p. 8
Korporalen 5 housing, partly offices	Torstenssonsgatan 3, Riddargatan 64	1889–1890	A G Forsberg	C Henriksson builder C Henriksson	5 + attic	Brick with quoins and window surrounds in smooth grey render; rusticated ground floor in incised render over a granite plinth; a banded first floor with a frieze above	p. 9
Korporalen 8 formerly 3 and 4	Riddargatan 60	1890–1891	A G Forsberg	M Magnusson builder probably C Bovén	5	Red brick with limestone ornament, ground and first floors banded; portal surrounds with a figure in a niche; two carved limestone details; decorative wall anchors Flats and stairwells modernised 1969–73	p. 10
Korporalen 2	Grev Magnigatan 4	1891–1892	K Sahlin and I G Clason	A Holm builder A Holm	5 + attic	Light-red brick; ground floor and ornament in limestone; carved decoration between the second- and third-floor windows and over the portal; wrought-iron balconies and grilles	p. 9

Note: Built: building permit to final inspection, as the inventory defines its years. «Probably» renders the inventory's «troligen». Names as the inventory prints them. The inventory was read three times by VERA PI (two OCR passes and the PDF's own text layer) and decided field by field; the client of Korporalen 1, 6 and 7 reads «Binsow», «Bänsow» and «Biinsow» in the three readings, and the Brief prints «Bünsow», as Wikipedia and the house's name give it. Korporalen 5 is «Bostadsfastighet, delvis kontor» – housing, partly offices – in 1973. Grev Magnigatan 2 and Riddargatan 62 are not named in any entry.

Source: Stadsmuseet i Stockholm, Byggnadsinventering Östermalm I (1974), entries for kvarter Korporalen, PDF pages 8–10 (Stockholmskällan), read 20 Oct 2026 · **Recorded**

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Exhibit 6: Strandvägen 29–33 in May 2022: the corner tower and the red-brick front with its grey limestone the inventory describes



Note: Photograph by Holger.Ellgaard, 1 May 2022, published on Wikimedia Commons under CC BY-SA 4.0; reproduced unaltered except for size.

Source: Wikimedia Commons, «Strandvägen 29-33, maj 2022.jpg», read 20 Oct 2026 · **Recorded**

In the inventory's words

KORPORALEN 1, 6 AND 7 · PDF P. 8

«Gathus, 5 vån, bestående av 3 fastigheter med gemensam fasad varav 2 är hörnhus, ett med gårdsflygel liksom mitthuset.»

A street building of five storeys, three properties behind one façade, two of them corner houses, one with a courtyard wing like the middle house.

KORPORALEN 1, 6 AND 7 · PDF P. 8

«Tak: svart skiffer, på tornen med ljusare mönsterbårder, skoningar av svart plåt och koppar.»

Roof of black slate, with lighter patterned borders on the towers, flashings of black sheet metal and copper.

KORPORALEN 5 · PDF P. 9

«Svart plåttak med grålackad tornhuv.»

Black sheet-metal roof with a grey-painted tower cap.

KORPORALEN 8 · PDF P. 10

«1969-73 modernisering av lägenheter och trapphus.»

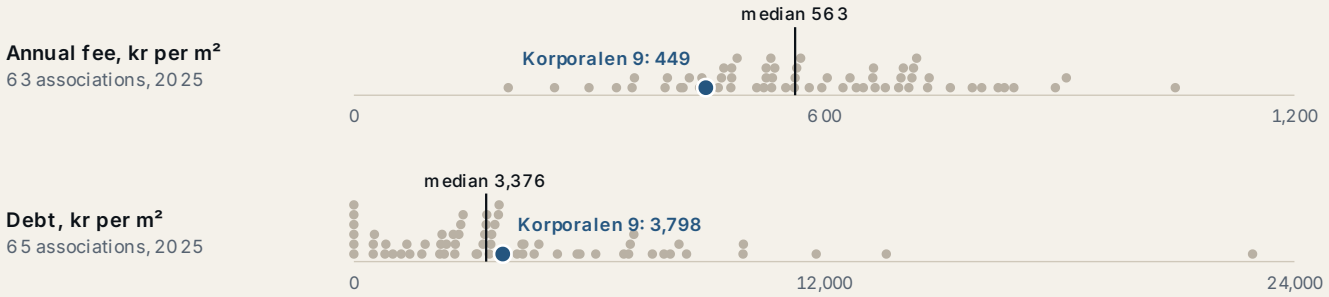
1969–73: flats and stairwells modernised.

04 · THE ASSOCIATION AND ITS FINANCES

Brf Korporalen 9: 87 flats, a fee of 449 kr per m² – lower than at 50 of 63 Östermalm associations – and debt of 3,798 kr per m², above the median

The association owns the property; its members hold their flats by bostadsrätt. Its own figures come from its annual report for 2025, a scanned document read by VERA PI and checked. The comparison is with the 67 Östermalm associations whose public report for a financial year ending in 2025 VERA PI has read.

Exhibit 7: Fee lower than at 50 of 63 Östermalm associations read, debt higher than at 40 of 65



Note: Each dot is one association with a public report for a financial year ending in 2025 (2024/25 included), Korporalen 9 not among them; the line is the median. 63 give a fee above zero (two print a fee of 0, left out as unconfirmed) and 65 a debt, six of them none. Most figures are per m² of bostadsrätt area, as Korporalen 9's are; 8 fees and 9 debts are on another or an unstated basis, as their reports give them. The reports come from estate agencies' listings and associations' own websites, so the sample is not random: for 710 of the 791 associations VERA PI matched on Östermalm no public report was found.

Source: The associations' annual reports, read by VERA PI up to 20 Oct 2026; medians and ranks by VERA PI · **Estimated**

Exhibit 8: The association in the register and its 2025 report: 87 flats, a fee of 449 and a debt of 3,798 kr per m²

ITEM	RECORD
Association	**Bostadsrättsföreningen Korporalen 9**
Organisation number	716418-7770
Registered	26 Aug 1984
Legal form · status	Bostadsrättsförening · active
Flats	87: 83 bostadsrätter, 4 rental flats; 1 premises
Annual fee, 2025	449 kr per m² of bostadsrätt area
Debt, 2025	3,798 kr per m² of bostadsrätt area
Debt on total area	3,486 kr per m²
Loans · bostadsrätt area	SEK 60 million · 15,799 m²
The land	Äganderätt – «Fastigheten är upplåten med äganderätt»
Bought	1 Jun 2010, from Diligentia, for nearly SEK 800 million

Note: Fee and debt per m² of bostadsrätt area, as the report states them; the total-area debt is its second figure. The purchase as Hem & Hyra reported it on 2 June 2010. The association is tied to the property by its registered name, which is the property's designation, and by its own report; Lantmäteriet's register will confirm the owner.

Source: Bolagsverket, open-data file of legal entities, extract of 19 Oct 2026; the association's annual report 2025, read 20 Oct 2026; Hem & Hyra · **Recorded**

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05 · PROPERTY LAW

Full ownership (äganderätt) by the association's own report; Lantmäteriet's register of rights and mortgages is not yet read

What the VERA PI database holds on the property in law, and what is still to come, each with its source. Lantmäteriet's raw data stays on VERA PI's servers in the EU. The laws that govern a purchase here are named with a link to their text; this is not legal advice.

Exhibit 9: The property in law: the owner and the tenure on record, five further entries pending with their source

ITEM	WHAT THE VERA PI DATABASE HOLDS	SOURCE	CLASS
Owner of the property	**Brf Korporalen 9; the members hold their flats by bostadsrätt**	**Bolagsverket; annual report 2025**	**R**
Tenure: äganderätt or tomträtt	**Äganderätt, by the annual report; the register's own entry is pending**	**Annual report 2025 · Lantmäteriet, property register (fee-based, not yet ordered)**	**R · N**
Easements, utility rights, joint facilities	Pending	Lantmäteriet, property register – rights (fee-based)	N
Mortgages (inteckningar)	Pending	Lantmäteriet, land register (fee-based)	N
Detailed plan; its protection (q, k) and any demolition ban	Pending	Stockholms stad, plan register and the plan's provisions	N
National interest, listed building, Stadsmuseet's class	Pending	Riksantikvarieämbetet, Bebyggelseregistret; Stadsmuseet i Stockholm	N
Building permits through the years	Pending	Stockholms stad, Stadsbyggnadsnämnden	N

Note: Pending: not yet collected – never read as absent. Lantmäteriet's rights and mortgages are fee-based and need a licensed extract; they are not inferred from any other source.

Source: Bolagsverket, extract of 19 Oct 2026; the association's annual report 2025, read 20 Oct 2026; the pending registers as named · **Recorded; not established**

Exhibit 10: Six laws that apply when buying here, each linked to its text at the Riksdag

LAW	WHAT IT GOVERNS HERE	TEXT
Bostadsrättslag (1991:614)	Membership, the grant of a bostadsrätt, sub-letting, the fee	riksdagen.se · SFS 1991:614
Köplag (1990:931)	Defects in a bostadsrätt bought from its holder	riksdagen.se · SFS 1990:931
Jordabalk (1970:994), ch. 4	Defects in real property – the association's own property	riksdagen.se · SFS 1970:994
Lag (2006:985) om energideklaration för byggnader	The energy declaration, valid for ten years	riksdagen.se · SFS 2006:985
Plan- och bygglag (2010:900)	Plans, building permits and ventilation inspections	riksdagen.se · SFS 2010:900
Kulturmiljölag (1988:950)	Listed buildings and the cultural environment	riksdagen.se · SFS 1988:950

Note: Cited, not applied: each law is named so a buyer can read it; how it applies to one flat is for the buyer's own adviser. Each reference links to the law's page in the Riksdag's Svensk författningssamling.

Source: Sveriges riksdag, Svensk författningssamling, as published online, read 20 Oct 2026 · **Recorded**

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06 · THE MARKET

No listing in the building among the eight agencies read on 20 October 2026; two on Strandvägen ask 193,133 and 250,000 kr per m², above Östermalm's median

VERA PI reads the estate agencies' own websites every night, their terms and robots.txt respected; 8 agencies had flats for sale on Östermalm on 20 October 2026. Hemnet and Booli are not used, so a flat listed only elsewhere is not seen. These are asking prices, never sold prices; Sweden's sold prices sit with licensed providers, and VERA PI holds no such licence.

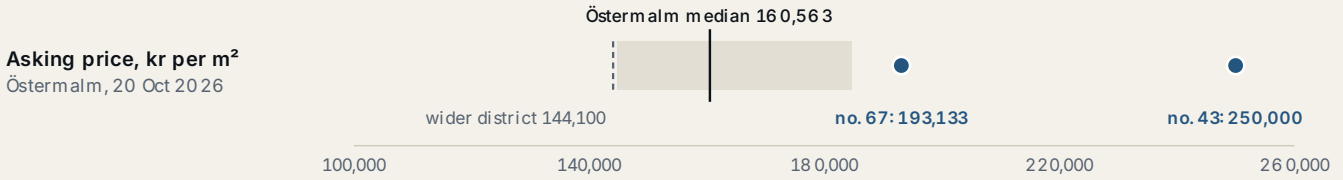
Exhibit 11: Flats listed on Strandvägen on 20 October 2026 by the agencies read: two, none in the building

ADDRESS	AGENCY	ROOMS	AREA (M²)	ASKING (SEK)	PER M² (SEK)	FEE (SEK/MONTH)	FLOOR	BUILT
Strandvägen 43	ESNY	3	130	32,500,000	250,000	6,104	5 flights up	—
Strandvägen 67	Wrede Fastighetsmäkleri	6	233	45,000,000	193,133	9,188	5 flights up	1923

Note: Asking prices as each agency published them; the per-m² figure is the asking price over the stated living area. The year built is given where the listing states it.

Source: The agencies' own websites (ESNY, Wrede Fastighetsmäkleri), read 20 Oct 2026; VERA PI's nightly read · **Recorded**

Exhibit 12: Östermalm asks a median 160,563 kr per m², half its listings between 144,811 and 184,721; the two Strandvägen flats ask more



ITEM	RECORD
Bostadsrätter for sale with a price and an area	40
Median asking price per m²	160,563 kr
Middle half	144,811–184,721 kr
Median asking price	SEK 15,450,000
Median monthly fee	SEK 4,317
All listings for sale	71
Wider district: listings · median per m²	62 · 144,100 kr

Note: The band is the middle half of Östermalm's 40 bostadsrätt listings with a price and an area; the dashed line is the median of the wider district (Östermalm with Gärdet, Hjorthagen and Djurgården, 62 listings). Asking prices, never sold prices.

Source: 8 estate agencies' own websites (Lagerlings, Behrer & Partners, Wrede Fastighetsmäkleri and others), read 20 Oct 2026 · **Estimated**

What is not in this file

Earlier listings in the building: VERA PI's nightly read began on 20 October 2026, so its history is still building up. Sold prices: held by licensed providers – Värderingsdata, Valueguard, Datscha, Metria and MSCI – and not read for this Brief.

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07 · WHAT IS WITHIN REACH

Tram 7 at 170 m, a grocer at 215 m and the vårdcentral at 335 m; the metro at Östermalmstorg, 675 m, and Södersjukhuset's emergency department 3.0 km

Every distance is a straight line from the door of Strandvägen 31, measured by VERA PI from each place's own point. The walk is estimated at 1.3 times the straight line at 80 metres a minute, rounded up; beyond half an hour the straight line is given instead.

Exhibit 13: Care, everyday and getting around: ten of nineteen places within a ten-minute walk, tram 7 at 170 m, the emergency departments 3.0 km away

NEED	PLACE	ADDRESS	DISTANCE	WALK
HEALTH				
GP surgery (vårdcentral)	**Capio Vårdcentral Östermalm**	Grevgatan 34	335 m	6 min
Pharmacy	**Apoteket**	—	265 m	5 min
Dentist	**Dental practice** listed under a practitioner's name, not printed	—	310 m	6 min
Urgent care (närakut)	**Närakut Rosenlund**	Tideliusgatan 14	2.8 km	—
Emergency department	**Akutmottagningen, Södersjukhuset**	Sjukhusbacken 12	3.0 km	—
Children's emergency department	**Akutmottagningen, Sachsska barn- och ungdomssjukhuset**	Hjalmar Cederströms gata 14	3.0 km	—
EVERYDAY				
Grocer	**ICA Banér**	—	215 m	4 min
Grocer	**Coop Storgatan**	—	320 m	6 min
Preschool	**Alexanderskolan (Montessori)**	—	445 m	8 min
Post and parcels	**PostNord**	—	635 m	11 min
Gym	**Nordic Wellness**	—	625 m	11 min
Vet	**Djurkliniken**	Värtavägen 23	1.2 km	20 min
Primary school (grundskola)	**Fredrikshovs slotts skola**	—	415 m	7 min
Upper secondary (gymnasium)	**Östra Reals gymnasium**	—	845 m	14 min
GETTING AROUND				
Tram 7 and 7N	**Styrmansgatan**	—	**170 m**	**3 min**
Bus 69 and 76	**Styrmansgatan**	—	190 m	4 min
Boat stop	**Strandvägen**	—	385 m	7 min
Metro (tunnelbana)	**Östermalmstorg**	—	675 m	11 min
Commuter and mainline rail	**Stockholm City**	—	1.6 km	27 min

Note: Distances to 5 m, to 0.1 km beyond 1 km (the Brief's one rounding rule). The nearest of each kind, the grocers the two nearest, the nearest stop or station. Care units from 1177 Vårdguiden, schools from Skolverket's register of active school units, the rest from OpenStreetMap. Still to come: metro lines and travel times (SL's timetables), schools' merit values (Skolverket), Systembolaget, charging points and city bikes, and bathing water (Havs- och vattenmyndigheten).

Source: 1177 Vårdguiden, Region Stockholm; Skolverket; OpenStreetMap contributors (ODbL), Geofabrik extract of 20 Oct 2026; read 20 Oct 2026; measured by VERA PI from Strandvägen 31 (OSM node 1649378036) · **Measured**

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Exhibit 14: Nature, food and culture: six places from VERA PI's street guide, all within 650 m

NEED	PLACE	ADDRESS	DISTANCE	WALK
NATURE, FOOD AND CULTURE				
Dog park	**Strandvägens hundrastgård**	Strandvägen, by no. 33	45 m	1 min
Restaurant	**Strandbistron**	On the quay, by no. 19	175 m	3 min
Church	**Oscarskyrkan**	Narvavägen, by no. 6	390 m	7 min
Museum	**Historiska museet**	Narvavägen 13–17	350 m	6 min
Hotel	**Hotel Diplomat**	Strandvägen 7C	380 m	7 min
Park	**Nobelparken**	Dag Hammarskjölds Väg, by no. 3	650 m	11 min

Note: Places on Strandvägen and nearby, chosen from VERA PI's street guide – not necessarily the nearest of their kind.

Source: OpenStreetMap contributors (ODbL), Geofabrik extract of 20 Oct 2026; read 20 Oct 2026; measured by VERA PI from Strandvägen 31 · **Measured**

08 · ENERGY AND ENVIRONMENT

70 m to the water's edge, measured; energy class, noise, air and cloudburst risk are not yet collected

Two figures VERA PI could measure for this building, and seven it has not yet collected – each named with the register that holds it. Until a source is read, no value is shown.

Exhibit 15: Energy and environment: two figures measured, seven pending with their source

ITEM	WHAT THE VERA PI DATABASE HOLDS	SOURCE	CLASS
Distance to the water's edge	**70 m from the door of Strandvägen 31; 70 m from the building**	**OpenStreetMap coastline, measured by VERA PI**	**M**
Ground level	2.7 m in the city's 3D model (MARK_Z); its height system is not stated in VERA PI's copy	Stockholms stad, 3D-Byggnader LOD1 · Lantmäteriet's elevation model to come	M · N
Energy class and primary energy number	Pending	Boverket, energy declarations (open API)	N
Radon measurement and ventilation inspection (OVK)	Pending	Boverket; Stockholms stad	N
Road, rail and air noise	Pending	Stockholms stad, noise mapping	N
Air: NO_2, PM10, PM2.5	Pending	SLB-analys	N
Cloudburst and flooding	Pending	Stockholms stad, cloudburst model 2024; MSB	N
Height above the sea	Pending	Lantmäteriet, Markhöjdmodell (access active)	N
Sun hours and the view of the water	To be computed	VERA PI, from the city's 3D model	N

Note: Pending: not yet collected – never read as an absence. The energy declaration is the board's to show a buyer; it is valid for ten years.

Source: OpenStreetMap contributors (ODbL), Geofabrik extract of 20 Oct 2026; Stockholms stad, 3D-Byggnader LOD1, read 20 Oct 2026; the pending registers as named · **Measured; not established**

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09 · THE AREA

DeSO 0180C4210 in Oscars kyrka: a mean net income of SEK 1.96 million in 2024, more than four times Stockholm's; the building lies in valdistrikt Oscar 3 Strandvägen mellersta

The building's own statistical area – SCB's DeSO, the smallest area it publishes these figures for, inside the larger RegSO Oscars kyrka – and its electoral district, each found from its address point: SCB counts income, people and dwellings; Valmyndigheten counts the votes. Both describe the area, never the building or anyone in it.

Exhibit 16: The building's DeSO against its RegSO and Stockholm: a mean net income of SEK 1,958 thousand, against 1,381 and 468

MEASURE	DESO 0180C4210	REGSO OSCARS KYRKA	STOCKHOLM
Mean net income, 2024 (SEK thousand)	1,958.0	1,381.1	467.7
People in the income table, 2024	1,357	13,223	786,899
Share with an income (%)	98	99	97
Residents, 2025	1,688	—	—
Aged 0–19 · 20–64 · 65+ (%)	18 · 59 · 23	—	—
Dwellings 2025: bostadsrätt · rental · owned	905 · 258 · 0	—	—

Note: Net income: SCB's mean for everyone in its income table (table HE0110), DeSO and RegSO in their 2025 boundaries. A mean is pulled up by the highest incomes; the table VERA PI reads gives the mean, not the median. The income table covers 1,357 people, fewer than the 1,688 residents of 2025; the table VERA PI reads does not say who is left out. The age groups sum to 1,689, SCB's total is 1,688. The building lies in DeSO 0180C4210 by its address point. Dwellings by tenure as SCB counts them (BO0104), by ownership, not by how the residents use them.

Source: SCB, Inkomststruktur nettoinkomst (HE0110, table of 20 Jan 2026), Folkmängden per region (2025), Antal lägenheter efter upplåtelseform (BO0104, 2025), DeSO 2025 boundaries; read 20 Oct 2026 · **Recorded**

Exhibit 17: The Riksdag election of 13 September 2026 in Oscar 3 Strandvägen mellersta mfl: turnout 81.9% (80.5% in 2022), 1,209 valid votes

Party	SHARE OF VALID VOTES, 2026 · TICK: 2022	STOCKHOLM	CHANGE (POINTS)
Moderaterna (M)	45.9%	19.1%	−3.1
Centerpartiet (C)	7.9%	9.8%	+0.8
Liberalerna (L)	15.9%	7.1%	+7.2
Kristdemokraterna (KD)	7.7%	3.9%	+1.0
Socialdemokraterna (S)	7.8%	26.3%	−1.0
Vänsterpartiet (V)	1.5%	13.0%	−0.6
Miljöpartiet (MP)	2.5%	11.1%	+0.2
Sverigedemokraterna (SD)	10.3%	8.4%	−4.7
Other parties	0.7%	1.2%	+0.3

Note: Shares of valid votes, rounded half up from Valmyndigheten's unrounded shares; the tick is the district's 2022 share, comparable by Valmyndigheten's own assessment («Kan jämföras»). The district had 1,482 people entitled to vote. A result is per district, never per building; Strandvägen as a whole runs through four districts, and the address point of Strandvägen 31 lies in this one, 65 m inside its boundary.

Source: Valmyndigheten, final results per district 2026 and 2022, district boundaries 2026, read 20 Oct 2026 · **Recorded**

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10 · HISTORY AND PICTURES

Built 1886–1892, inventoried in 1973, an association since 1984 and the owner since 2010: the building in the archives and in pictures

The building's dates as the sources give them, and two more photographs from Wikimedia Commons, each credited as its licence requires. Wikipedia names the client and both architects of the Strandvägen front; Stadsmuseet's inventory gives the rest.

Exhibit 18: The building's dates: four parts built 1886–1892, an association registered in 1984 that bought the property in 2010

WHEN	WHAT	SOURCE
1886–1888	Strandvägen 29–33 built for Friedrich Bünsow, façades by Isak Gustaf Clason, plans by Anders Gustaf Forsberg	Wikipedia; Stadsmuseet, Östermalm I
1889–1890	Torstenssonsgatan 3 and Riddargatan 64 (Korporalen 5), by A G Forsberg	Stadsmuseet, Östermalm I, p. 9
1890–1891	Riddargatan 60 (Korporalen 8, formerly 3 and 4), by A G Forsberg	Stadsmuseet, Östermalm I, p. 10
1891–1892	Grev Magnigatan 4 (Korporalen 2), by K Sahlin and I G Clason	Stadsmuseet, Östermalm I, p. 9
1969–1973	Flats and stairwells in Riddargatan 60 modernised	Stadsmuseet, Östermalm I, p. 10
1973	The building inventoried by Stadsmuseet (published 1974)	Stadsmuseet, Östermalm I, title page
26 Aug 1984	Bostadsrättsföreningen Korporalen 9 registered	Bolagsverket
1 Jun 2010	The association buys the property from Diligentia for nearly SEK 800 million	Hem & Hyra, 2 June 2010
1 May 2022	The cover photograph of the Strandvägen front taken	Wikimedia Commons

Note: The client and the two architects of the Strandvägen front are named as Wikipedia names them; the inventory prints «I G Clason» for that part and «Fr Bünsow» as client. Apart from the photographers' credits their licences require, only historical names appear.

Source: Stadsmuseet i Stockholm, Östermalm I (1974); Swedish Wikipedia, «Bünsowska huset»; Bolagsverket; Hem & Hyra; Wikimedia Commons; read 20 Oct 2026 · **Recorded**

Exhibit 19: Strandvägen 31 in May 2022: the patterned brick and the towers of the Strandvägen front



Note: Photograph by Holger.Ellgaard, 8 May 2022, Wikimedia Commons, CC BY-SA 4.0.

Source: Wikimedia Commons, «Strandvägen 31, maj 2022.jpg», read 20 Oct 2026 · **Recorded**

Exhibit 20: Strandvägen from the water, July 2018: the street front the building stands on



Note: Photograph by Ad Meskens, 20 July 2018, Wikimedia Commons, CC BY-SA 4.0.

Source: Wikimedia Commons, «Stockholm Strandvägen 01.jpg», read 20 Oct 2026 · **Recorded**

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Where to read more

Stadsmuseet's inventory Östermalm I, with the block on PDF pages 8–10, is at Stockholmskällan (stockholmskallan.stockholm.se, post 10658); Swedish Wikipedia has «Bünsowska huset» and Wikidata item Q10438809; Commons holds the photographs and more of the street. VERA PI's own page for the building is at verapi.se/stockholm/stockholm/strandvagen/29-33.

11 · WHERE THE RECORDS AGREE AND DIFFER

Seven facts in two sources each: two agree, four differ – on the years, the builder, the client's name and the addresses; one waits for its register

Where two sources describe the same thing, both are shown and VERA PI says which it uses and why. A difference is never resolved by choosing the convenient figure.

Exhibit 21: Where the records agree and differ: seven facts, two sources each

FACT	ONE SOURCE	THE OTHER	RESULT	VERA PI USES
Year built	Inventory: 1886–1888 for Strandvägen 29–33, parts to 1892	Annual report and taxation: 1888–1892; Wikipedia 1886–1888; Wikidata 1888	Differ	The inventory's years per part: permit to final inspection
Builder, Strandvägen 29–33	Inventory: «troligen C G Nordström»	Wikipedia: Claes Gustaf Norström	Differ	Both, as each prints it; the inventory says «probably»
Architects, Strandvägen 29–33	Inventory: I G Clason	Wikipedia: Clason for the façades, Forsberg for the plans	Agree	Clason; Wikipedia adds the plans' architect
The client's name	Inventory, three readings: «Binsow», «Bänsow», «Biinsow»	Wikipedia: Friedrich Bünsow; the house is called Bünsowska huset	Differ	Bünsow: the readings miss the ü
Addresses	3D model: nine, on four streets	Wikipedia: Strandvägen 29–33; VERA PI's association file adds Torstenssonsgatan 1	Differ	The model's nine; Torstenssonsgatan 1 is not in it
Owner	Bolagsverket: Bostadsrättsföreningen Korporalen 9, its name the property's designation	Annual report 2025: the association's own property, held with äganderätt	Agree	The association, until Lantmäteriet's register confirms it
Tenure	Annual report: äganderätt	Lantmäteriet: not yet read	—	The report's word until the register is read

Note: Result: whether the two sources give the same fact; «—» where one of them is not yet read. Facts held in one source only, or checked within one source (the model's height and area, the association's two debt bases), are shown in their chapters, not here.

Source: Each source as cited in its chapter, read up to 20 Oct 2026 · **Recorded**

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12 · WHAT IS STILL OPEN

Twenty-four items are not yet in VERA PI's file for this building: each is named with the register that holds it and where it stands

Nothing here is guessed. An item stays open until its source is read, and the next edition of this Brief fills it from the same database.

Exhibit 22: Twenty-four open items, each with its source and where it stands

OPEN ITEM	WHERE IT IS HELD	STATUS
Tenure confirmed; easements, utility rights, joint facilities	Lantmäteriet, property register	Fee-based, not ordered
Mortgages (inteckningar)	Lantmäteriet, land register	Fee-based, not ordered
Assessed value and value year (taxeringsvärde, värdeår)	Lantmäteriet, taxation data	Fee-based, not ordered
Detailed plan in force	Stockholms stad, plan register	Open data, to load
Protection in the plan, demolition ban	The plan's provisions	Open data, to load
National interest for cultural heritage	Riksantikvarieämbetet	Open data, to load
Listed building (byggnadsminne)	Riksantikvarieämbetet, Bebyggelseregistret	Open data, to load
Stadsmuseet's heritage class	Stadsmuseet i Stockholm	To load
Building permits through the years	Stockholms stad, Stadsbyggnadsnämnden	To load
Energy class and primary energy number	Boverket, energy declarations	Open API, to load
Radon and ventilation inspection (OVK)	Boverket; Stockholms stad	To load
Road, rail and air noise	Stockholms stad, noise mapping	Open data, to load
Air quality	SLB-analys	Open data, to load
Cloudburst and flooding	Stockholms stad, cloudburst model 2024; MSB	Open data, to load
Height above the sea	Lantmäteriet, Markhöjdmodell	Access active, to read
Sun hours and the view of the water	VERA PI, from the city's 3D model	To compute
Metro lines and travel time to T-Centralen	SL's timetables (GTFS, Trafiklab)	To load
Schools' merit values and qualified teachers	Skolverket	To load
Systembolaget, charging points, city bikes	OpenStreetMap, Nobil, the operators	To load
Safety in the area	Polisen, Brå – by area, never per building	To load
Pipe renewal, windows, roof and façade works	The association's annual reports	To read
Earlier listings in the building	VERA PI's nightly read, since 20 Oct 2026	Building up
Sold prices	Licensed providers (Värderingsdata, Valueguard, Datscha, Metria, MSCI)	Licence needed
A flat's own share, fee and pledges	The association and the seller's agent	Per flat, at sale

Note: Status on 20 Oct 2026. Fee-based registers are ordered only on the client's instruction; Lantmäteriet's raw data stays on VERA PI's servers in the EU.

Source: VERA PI's register of sources for Stockholm, 20 Oct 2026 · **Not established**

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13 · SOURCES AND METHOD

Every figure traces to its source, each dated below; the latest was read on 20 October 2026

What VERA PI adds is the decision about what each number means: recorded, measured, estimated or not established. A source not yet read is said so – never read as an absence.

Exhibit 23: 18 sources behind this Brief: 300 records and 3,430 values read by VERA PI for this building

DATASET	PUBLISHER	READ	USED FOR	RECORDS
3D-Byggnader LOD1 (open data)	Stockholms stad, Stadsbyggnadskontoret	Copy 20 Oct; extract 21 Oct 2026	Property, addresses, use, heights, outline	10
Byggnadsinventering Östermalm I (1974)	Stadsmuseet i Stockholm, via Stockholmskällan	20 Oct 2026	The four building parts	4
Swedish Wikipedia; Wikidata	Wikimedia (CC BY-SA 4.0; CC0)	20 Oct 2026	The name, the client, the architects	1
Wikimedia Commons	The photographers, as credited	20 Oct 2026	Photographs	3
Open-data file of legal entities	Bolagsverket, SCB	Extract 19 Oct 2026	The association	1
Annual report 2025 (årsredovisning)	Brf Korporalen 9	20 Oct 2026	Flats, fee, debt, tenure	1
Annual reports FY2025, Östermalm	67 associations, via agencies and own sites	20 Oct 2026	The fee and debt medians	67
Hem & Hyra, 2 June 2010	The magazine's archive	20 Oct 2026	The 2010 purchase	cited
The agencies' own listings	8 estate agencies	20 Oct 2026	Asking prices	4
OpenStreetMap (Geofabrik extract)	OpenStreetMap contributors (ODbL)	20 Oct 2026	Address point, outlines, streets, water, places	175
1177 Vårdguiden	Region Stockholm	20 Oct 2026	Care units	4
School-unit register	Skolverket	20 Oct 2026	Schools	2
Income by DeSO and RegSO (HE0110)	SCB (CC BY 4.0)	20 Oct 2026	Area income, 2024	3
Population by DeSO	SCB (CC BY 4.0)	20 Oct 2026	People and ages, 2025	18
Dwellings by tenure (BO0104)	SCB (CC BY 4.0)	20 Oct 2026	Housing, 2025	4
DeSO 2025 boundaries	SCB (CC BY 4.0)	20 Oct 2026	The building's DeSO	1
Riksdag election 2026 and 2022, per district	Valmyndigheten	20 Oct 2026	The vote	1
Valdistrikt boundaries 2026	Valmyndigheten	20 Oct 2026	The building's district	1

Note: A record is one row of a source used for this building (an address, a building, an inventory entry, an association, a listing, a place); a value is one field of it, each coordinate counted. Measured, not looked up: the outline in plan (from the model's polygon), the distances in chapter 7 (straight lines from the address point of Strandvägen 31, haversine on WGS 84), the distance to the water (SWEREF 99 TM), and the medians and ranks in chapter 4. The laws in chapter 5 are cited, not counted.

Source: The VERA PI database, each source as dated above, the latest read 20 Oct 2026; the counts are this build's own · **All classes**

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HOW VERA PI BUILT THIS BRIEF

18 sources. Four building parts. One file.

Sweden keeps a building's record in pieces – the association's accounts in its annual report, its registration at Bolagsverket, the building's history at Stadsmuseet, its height and outline in the city's 3D model, the area at SCB and the vote at Valmyndigheten – and none of them speaks to the rest. **VERA PI read each one for this building, joined every record to the property Korporalen 9 and measured what no register holds.** That file exists nowhere else.

People and the vote SCB's income, population, housing and areas; Valmyndigheten's results and districts		6
Buildings and heritage The city's 3D model, Stadsmuseet's inventory, Wikipedia and Wikidata, the photographs		4
The association Bolagsverket's register, the association's annual report, Östermalm's reports, the press		4
Reach and the street OpenStreetMap, 1177 Vårdguiden and Skolverket's school units		3
The market The estate agencies' own listings, read every night		1
The property Every record joined on Korporalen 9	Korporalen 9 · nine addresses	18

01

Read

18 data sources – 300 records and **3,430 values**, counted on this build – each read on its own terms and dated – the latest on 20 October 2026.

02

Join

Every record tied to the property it describes – **Korporalen 9** – through the city's 3D model, not to one address.

03

Measure

What no register holds: 70 m to the water's edge, a 3,716 m² outline in plan, 25 places within reach, the medians of 63 associations.

04

Weigh

Every figure classed recorded, measured, estimated or not established; 63 Östermalm associations set the fee level and 40 listings the asking level.

Every figure traces back to the record it came from.

RECORDED · MEASURED
ESTIMATED · NOT ESTABLISHED

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YOUR NEXT BRIEF

One file. Every next step.

The VERA PI database already holds the 18 sources on **Strandvägen 29–33**. Every further Brief on it starts from this file, so it reaches you faster and each figure ties back to the same record.

ON VERAPI.SE

The building page

Strandvägen 29–33 on verapi.se: the house, the association, the map and the street – the public face of this file.

Free
verapi.se

BEFORE YOU BID

Building Brief

The same file on another building in Stockholm, compiled for that property alone and dated source by source.

On request
Quote the reference below

ON THE STREET

The street guide

Strandvägen house by house: every building on the map, the asking prices, the places within reach.

Free
verapi.se

Every pending row is dated and sourced: ask for the next edition of this Brief when Lantmäteriet's and Boverket's registers are in.

VERA PI, FROM ONE DATABASE

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WHAT VERA PI IS

The VERA PI database. Intelligence no single register holds.

VERA PI has built its own property database: in France sixty-five official sources joined to every parcel, in Stockholm the city's 3D model joined to each building's association, history and street – cleaned, cross-checked and refreshed as each source updates. What you hold is not a register extract. It is VERA PI's intelligence on one property.

77,769
buildings in VERA PI's copy of Stockholm's 3D model

791
Östermalm associations matched to their property

4,346
Stockholm streets ranked by VERA PI Score

Proprietary engine
VERA PI's own matching of every record to its property and building.

Every figure traceable
To its source, classed recorded, measured, estimated or not established.

Independent
No commission, no retainer: subscribers get the tools and the data, never a say in a Brief.

THIS BRIEF · BUILDING BRIEF

VERA PI intelligence, every figure traced to its source. Not a valuation.

ABOUT THIS BRIEF

Issued 21 October 2026 from sources read up to 20 October 2026, each dated in chapter 13. Every figure traces to its source, and every map is drawn from the city's 3D model and OpenStreetMap. Compiled for Strandvägen 29–33 alone; it may be shared with a buyer's advisers.

WHERE THE DATABASE READS

Buildings: the city's 3D model, Stadsmuseet

The association: Bolagsverket, annual reports

Market: the agencies' own listings

Reach: OpenStreetMap, 1177, Skolverket

The area: SCB, Valmyndigheten

Pictures: Wikimedia Commons

HOW TO VERIFY

The association's board – the annual report, the statutes and the energy declaration

Lantmäteriet – the tenure, easements and mortgages

Stockholms stad – the plan and the rules for the work intended

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