



skandia:  
fastigheter

# Office building



**CLIENT:** Skandia Fastigheter

Skandia Fastigheter is one of Sweden's largest property owners. It develops, manages and leases properties throughout Sweden's three growth regions: Stockholm, Göteborg and Malmö.

The company has more than 120 properties with 1.1 million square meters of lettable space.

The current development is located in one of the best locations in Greater Stockholm, on the border between parks and the city - Ballongberget. The combination of environmentally friendly, well-planned houses, greenery and designated paths for cycling and walking as well as trains, trams and eventually, the metro makes Ballongberget a fantastic area to live and work in.

## PROJECT OVERVIEW

**Project:** Ballongflygaren

**Client:** Skandia Fastigheter

**General Contractor:** AF Bygg Stockholm AB

**Work Performed:** Structural concrete works executed in PrimX traditional concrete: concrete slab, foundation floor beams, columns, column traces, elevator shafts and tower crane foundation.

**Usage:** Office building

**Address:** Ballongatan 2, Solna

**Casted:** May 2023 – August 2023

**Concrete amount used:** 580 m<sup>3</sup> total, including PrimX 280 m<sup>3</sup>.

## CHALLENGE

The main challenges for this particular project were the tight building schedule and the location of the building site. The building is located in front of the Solna train station which is a high traffic area, the building space was very restricted and working hours were limited from 7:00 – 16:00 due to close proximity to residential buildings.



Joint-less



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Low maintenance



Stoys flat



40% Less CO<sub>2</sub> emissions



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## SOLUTION

This was a design-build project where Primekss engineers ensured optimised design using PrīmX concrete technology - Steel Fiber Reinforced Self Stressing Concrete (SFRSSC) and steel fiber reinforced concrete ensuring a more efficient and environmentally friendly solution.

Due to the application of PrīmX concrete - a much stronger, chemically tensioned, dimensionally stable material that, opposite to traditional concrete, further doesn't change its geometry, there was a possibility to meaningfully reduce concrete slab thickness leading to impressive CO<sub>2</sub> emission savings - 77 500 kg saved CO<sub>2</sub> emissions.

Primekss worked closely with groundwork contractors to ensure smooth construction.

Efficiency of operations was increased in the very restricted building area by PrīmX concrete additive integration from the concrete plant - Sweroc.



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