

# Kvitsand Villas - NORWAY

*The leisure residential area of choice*

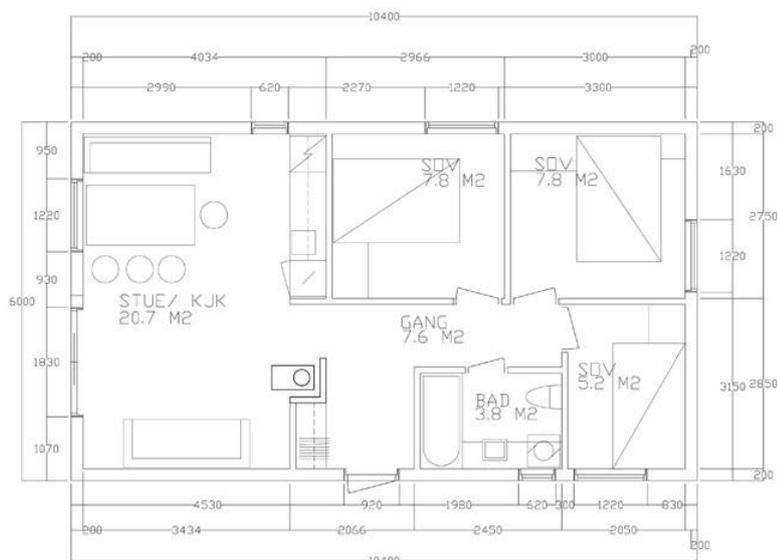
Kvitsand is a new leisure residential area conveniently situated next to Lake Mjøsa, some 10 km south of Lillehammer. Here you will find peace and tranquility and a beautiful lake surrounded by magnificent scenery, only 2 hours drive from Oslo. The area also offers excitement for the sports enthusiasts with lit ski trails, cycling tracks and trails through the forest for running and walking. It is also not far from Sjusjøen, Birkebeiner Eldorado number one, or the well-known Hafjell Alpine slopes and downhill cycling area.

Kvitsand Villas is located in the area of Småland in the county of Brøttum, south of Lillehammer. The area of Småland is characterized by smaller buildings, often several small homes on the same yard, such as houses, barns, storehouses, etc.

Kvitsand offers four different types of villas.

## "Kvitsand 56"

Is the smallest villa with 56 m<sup>2</sup> (602.8sqf). Living room with open kitchen, as bathroom and 2 bedrooms. Possibility to add a sleeping loft.

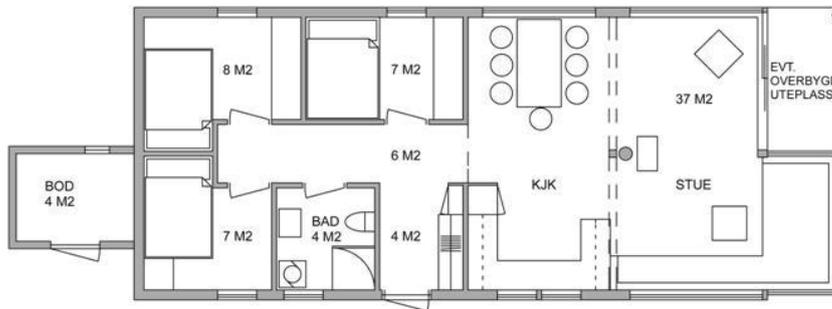


BRA= 55.8 M<sup>2</sup>  
BA= 62.2 M<sup>2</sup>

KVITSAND MINI	
PLAN	MAL: 1 + 50
VJESSESGT 3, 2609 LILLEHAMMER FEB. 2012	
TLF/ 467 84 925	
SIV.ARK. KARE SÆTRE	

## "Kvitsand 87"

Is a spacious villa with 87 m<sup>2</sup> (936.5sqf). Living room with open kitchen, bathroom, 3 bedrooms and a storage room. Possibility to add a sleeping loft.

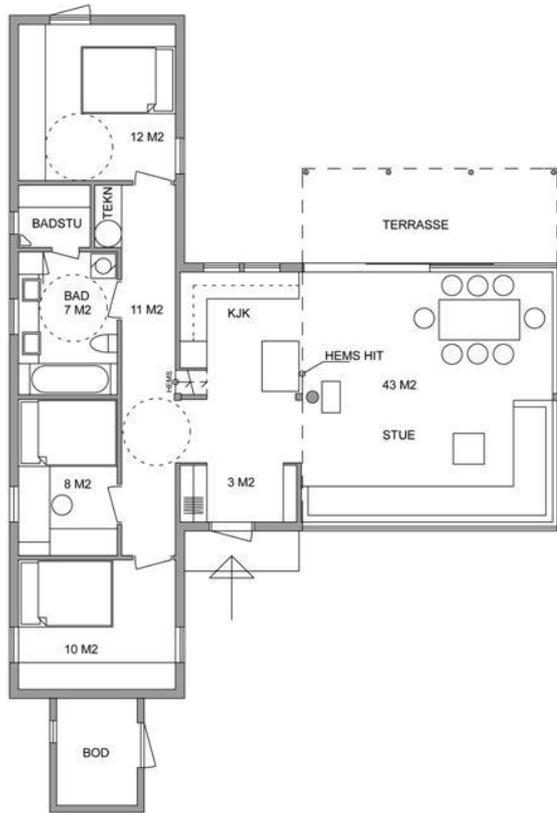


BYA: 87,0 M<sup>2</sup>  
BRA: 79,1 M<sup>2</sup>  
BYA m/OVERBYGD UTEPLASS: 91,6 M<sup>2</sup>  
BRA m/OVERBYGD UTEPLASS: 83,5 M<sup>2</sup>

LITEN HYTTE

## “Kvitsand 115”

Is a very spacious villa with 115 m<sup>2</sup> (1237.8sqf). Living room with open kitchen, bathroom with sauna, 3 bedrooms and loft.

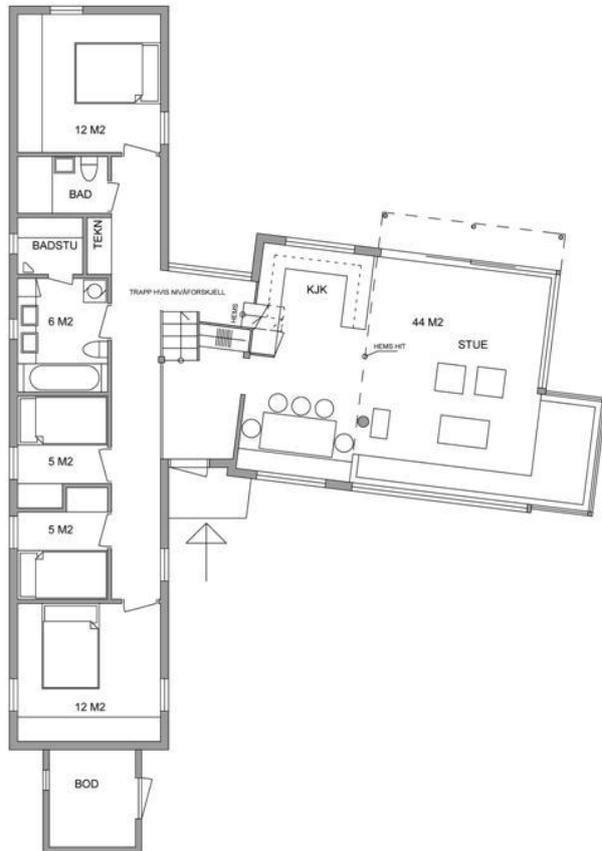


BYA: 115,4 M2  
BRA: 103,9 M2  
BYA m/OVERBYGD UTEPLASS: 132,8 M2  
BRA m/OVERBYGD UTEPLASS: 117,0 M2

MELLOMSTOR HYTTE

## “Kvitsand 140”

Is the biggest villa with 140 m<sup>2</sup> (1506.9sqf )Living room with open kitchen as with large windows, direct access to a covered porch, 2 bathrooms, one with a sauna, 4 bedrooms and the possibility for a loft.



BYA: 139,0 M<sup>2</sup>  
BRA: 122,0 M<sup>2</sup>

STOR HYTTE

When planning the Kvitsand villa series the idea was been to perpetuate the characteristics of the Småland impression. Although the dimensions are adapted to today's requirements for recreational villas, one of the conditions for this project was that each villa must fit the site. A separate living room and bedroom wing makes it possible to create a good outdoor space and a building structure that support the character of the area. This is further emphasized through the use of closely selected color schemes.

Kvitsand 80 is a compact family villa with three bedrooms and with the possibility of two beds on the loft. The open living room and kitchen space is 33 m<sup>2</sup> (355.2sqf) plus a daybed area of approx. 4.1 m<sup>2</sup> (44.2sqf). The cottage has large windows to let the sunlight in and to enjoy the scenery from your living area. It is possible to install a wood burning stove or a fire place in the living room.

The models shown must be adapted to the terrain and to the wishes of the buyer's. This should be done in cooperation between the buyer and the developer, and the drawings shown are to be considered more as an example of what's possible than a final solution.

Kvitsand 115 has three bedrooms with the size of 7.7m<sup>2</sup> (82.9sqf), 10.2m<sup>2</sup> (109.8sqf) and 12.2 m<sup>2</sup> (131.3sqf) respectively, as well as a bath with sauna and a living room and kitchen of about 40 m<sup>2</sup> (430.6sqf). In addition to this there is the possibility for beds in the loft above the kitchen. A spacious kitchen with an island and a door onto the patio is shown on the drawings.

Kvitsand 140 features four bedrooms: two with the size of 5.4 m<sup>2</sup>(58.1sqf) and two with the size of 12 m<sup>2</sup> (129.2sqf) A bathroom with a sauna as well as a small bathroom near the parents' bedroom is included. The living room and kitchen area space is around 44 m<sup>2</sup> (473.61sqf). Here, too, there is the possibility to create a sleeping loft over the kitchen and the entrance hall. A spacious U-shaped kitchen is planned.

Both models feature large Windows, open space kitchen and living room and the possibility to install a wood burning stove or a fire place.

### **Villa standard**

The Norwegian standards for leisure homes are used. A description can be supplied upon request.

### **Kvitsand Marina**

Kvitsand is planning a marina – to be build 2014 - and owners of residential property will be offered to purchase a boat space for private use.

### **Regulations**

The regulated areas feature both plots without building clause as well as finished homes

in 3 different varieties and sizes. All the lots are approx. 1000 m2 (1076.4sqf) and most of them have access to recreational areas next to the plots.

### **Road, water, electricity**

All lots will be accessible by private road and are connected to water, wastewater, drainage and sewage systems. A modern water and wastewater treatment plant will be developed and run on behalf of the leisure home owners by Kvitsand Service. Annual service charge is payable according to the usage by each leisure home. In addition to electrical cables, each plot will be prepared for the installation of internet through fiber or cable.

### **Cabin community**

The community will respond to land owners needs and desires and maintain and develop common areas as well as private installations. All land owners must abide to the majority decisions made in accordance with the rules of association.

### **How to get there**

From Oslo, follow E6 northbound to Lillehammer. Exit E6 at Moelv and take RV213 northbound to Freng. Here you exit RV213 and follow Nordre Kongsveg approx. 4,5 km (2.3 miles) until you see the lot.

From Lillehammer, follow RV213 southbound approx. 5 km (3.1miles) Exit RV213 at Hindkleiv, turn right into Nordre Kongsveg. Stay on Nordre Kongsveg approx. 5 km (3.1miles) until you see the lot.

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