

# *Luleå Beach Cabins*



Proposal                      Six houses

Address:                      Björsbyvägen 1, 3 & 5 Luleå

Distance from Luleå:      7 km, 5 mins by car  
Distance from Boden:    39 km, 30 mins by car.







Available from:              Fall 2025, date by agreement.



Hello,  
My name is Carl Helgegren. I have been renting these houses professionally short term and long term for a few years. In October I am planning to start working abroad and I am looking to find suitable tenants.

The houses are in a beautiful beach front location half an hour from Boden. Last time I rented the houses out long term was to a company building Facebook. Their management team stayed here. This is not a place to cram in a lot of people, here most guests have their private beach cabin and live comfortably with their own beach to fish and swim from and skiing right from the garden in winter. Shared sauna by the lake, some houses have private saunas and open fire. Contact me to schedule a meeting and I will show you around! /Carl.

+46739566734  
[c-m@helgegren.se](mailto:c-m@helgegren.se)  
<https://luleabeachcabins.com/>

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## The Beach Cabin – Right on the water!



**Address:** Björsbyvägen 1, Luleå. 7 km from town, 39 km from Boden.

**Number of guests:** 1 person lives comfortably in this house for long stay.



Well heated by  
radiators



WiFi



Parking by  
house



Bathroom  
WC & shower



Fully equipped  
kitchen



Wooden deck



Lake view

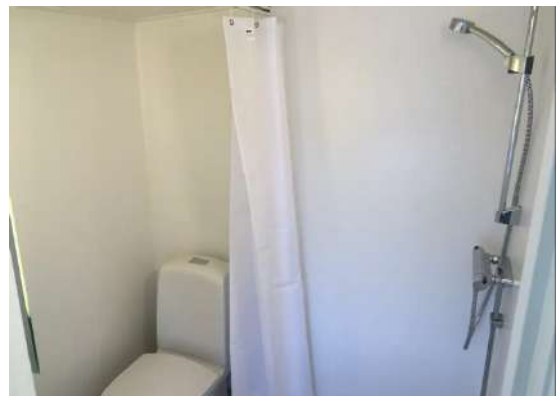
*Extreme lake front – fish from the kitchen window! This adorable cabin lets you live as close to the lake as you can without swimming in it. Fully equipped kitchen, bathroom with WC & shower. A shared outside sauna 10 meters away, parking right by house. Cozy bedroom in the back (in pictures furnished with double bed, most working tenants prefer single bed + more floor space). Washing machine can be installed by water heater in entrance. Very cozy house on front row!*



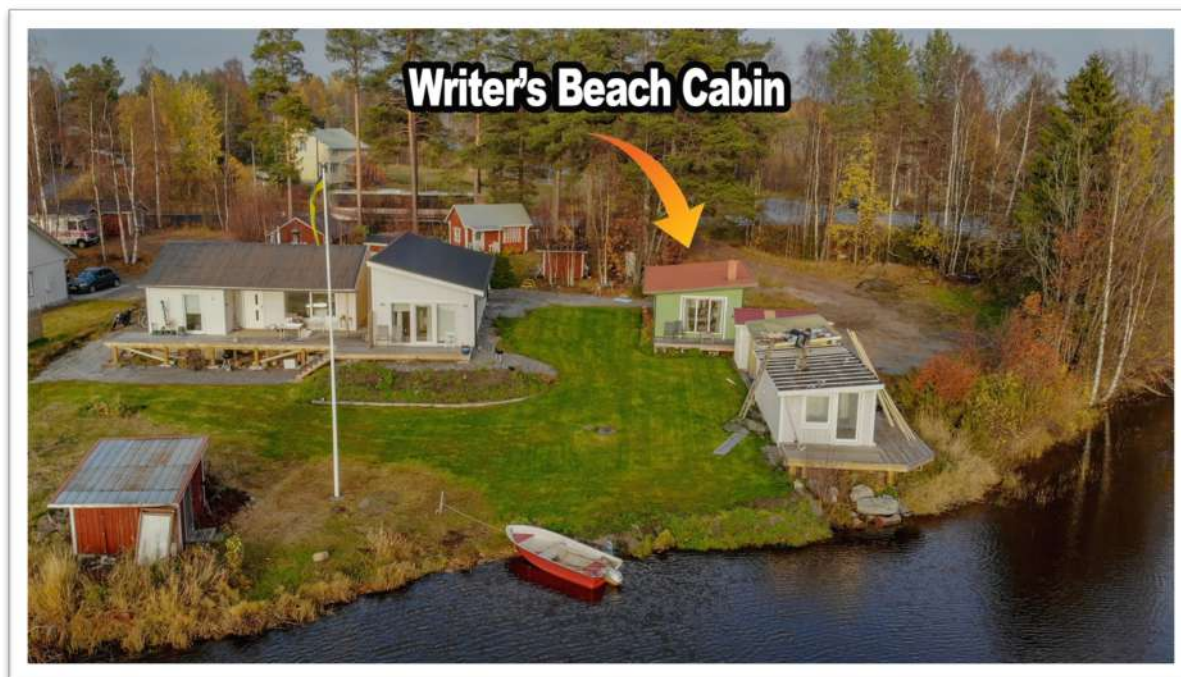
## Exterior & floor plan



## Interior

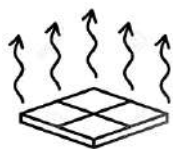


## Writer's Beach Cabin



**Address:** Björsbyvägen 1, Luleå. 7 km from town, 39 km from Boden.

**Number of guests:** 1-2 persons (couple) live comfortably in this house for long stay.



Heated floors



WiFi



Parking by  
house



Tiled bathroom  
WC & shower



Fully equipped  
kitchen



Open fire



Washing  
Machine



Dishwasher



Wooden deck



Lake view

This well planned 48 m<sup>2</sup> house was built in 2017: hard wood floors with heating, new kitchen with induction stove, oven, fridge and standard size freezer, new windows, tiled bathroom with shower and WC. Parking by house, high speed Internet and a wooden deck for spring/summer. The cabin is 20 meters from the water (full south). Tenant is welcome to use garden for fishing and use the shared sauna by the water. Close to the house is a large recreation area for trail running in summer and X-country skiing in winter... or just ski/walk/snow mobile right out on the frozen lake. Supermarket and gym 5 mins away by car, 8 mins to town.



## Exterior & floor plan



## Interior



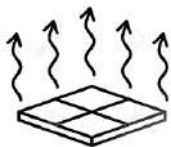


## New Beach House



**Address:** Björsbyvägen 5, Luleå. 7 km from town, 39 km from Boden.

**Number of guests:** 1-4 person live comfortably in this house for long stay. This house is a good option for a family, or for workers 1-3 persons (1 person in studio bedroom + 2 persons sharing second bedroom). For more comfort 2 persons having a single bedroom each is also a nice option.



Heated floors



WiFi



Parking by  
house



Tiled bathroom  
WC & shower



Fully equipped  
kitchen



Private Sauna



Washing  
Machine



Wooden deck



Lake view

*Wake up to a breathtaking view on a lake! Apartment-house built 2017 - right by the water with a wonderful view on arctic nature's magic. Interior is classical Scandinavian design with white birch walls and high spacious ceilings. Bedroom furnished like studio with kitchen. The house has its' own entrance and bathroom (with sauna!). By car from Luleå 5 min -bus 10 min.*

In the floor plan below there is a double bed in the studio bedroom.

The extra room I the back can be used as a shared bedroom with two single beds and instead use the kitchen with water front view as a social room for eating and relaxing, or house (2 +1 persons or 1+1 depending on level of confort).

## Exterior & floor plan

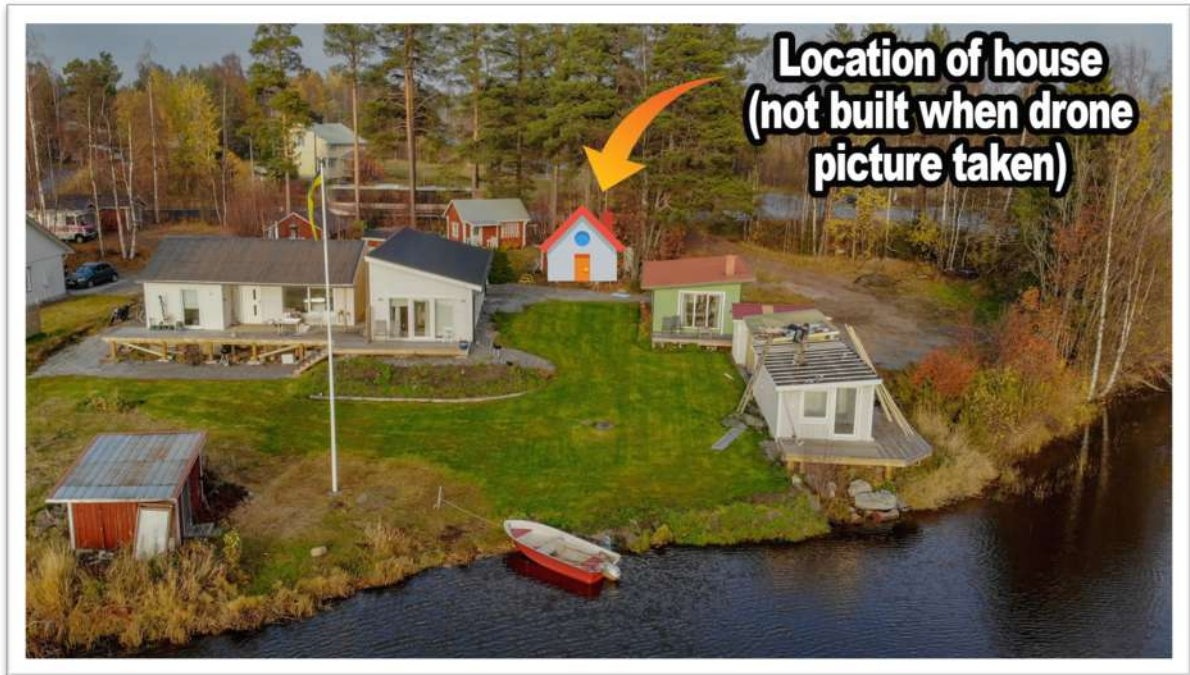


## Interior





## Chill Out Beach House



**Address:** Björsbyvägen 1, Luleå. 7 km from town, 39 km from Boden.

**Number of guests:** 1 person lives comfortably in this house for long stay (or a couple).



Private sauna



WiFi



Parking by  
house



Tiled bathroom  
WC & shower



Fully equipped  
kitchen



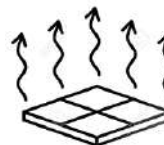
Washing  
Machine



Lake view



Dishwasher



Heated floors

This brand new 24 m<sup>2</sup> house is newly built in the fall of 20221: hard wood floors with heating, new kitchen with induction stove, oven, fridge with freezer compartment, new windows, all walls covered with stylish white wood panelling and a tiled bathroom with shower and WC and private sauna. Parking by house, high speed Internet. The cabin is 60 meters from the water (full south). Tenant is welcome to use garden for fishing. Close to the house is a large recreation area for trail running in summer and X-country skiing in winter... or just ski/walk/snow mobile right out on the frozen lake. Supermarket and gym 5 mins away by car, 8 mins to town.

## View & floor plan



## Interior





## The garden house



**Address:** Björsbyvägen 1, Luleå. 7 km from town, 39 km from Boden.



WiFi



Parking by  
house



Tiled bathroom  
WC & shower



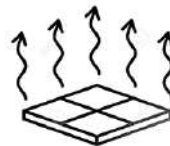
Fully equipped  
kitchen



Washing  
Machine



Dishwasher



Heated floors



Private sauna

This super cozy 22 m<sup>2</sup> house has been totally refurbished in the fall of 2020: hard wood floors with heating, new kitchen with induction stove, oven, fridge with freezer compartment, new windows, all walls covered with stylish white birch wood panelling and a tiled bathroom with shower, WC and private sauna. Parking by house, high speed Internet. The cabin is 60 meters from the water (you can see the lake from the side window of house). Tenant is welcome to use garden for fishing. Close to the house is a large recreation area for trail running in summer and X-country skiing in winter... or just ski/walk/snow mobile right out on the frozen lake. Supermarket and gym 5 mins away by car, 8 mins to town.

## Exterior & floor plan



## Interior



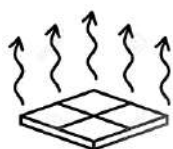


## Pettson's Log Cabin



### Proposal, accommodation: Pettson's Log Cabin

**Address:** Björsbyvägen 1, Luleå. 7 km from town, 39 km from Boden.



Heated floors



WiFi



Parking by  
house



Tiled bathroom  
WC & shower



Fully equipped  
kitchen



Open fire



Dishwasher



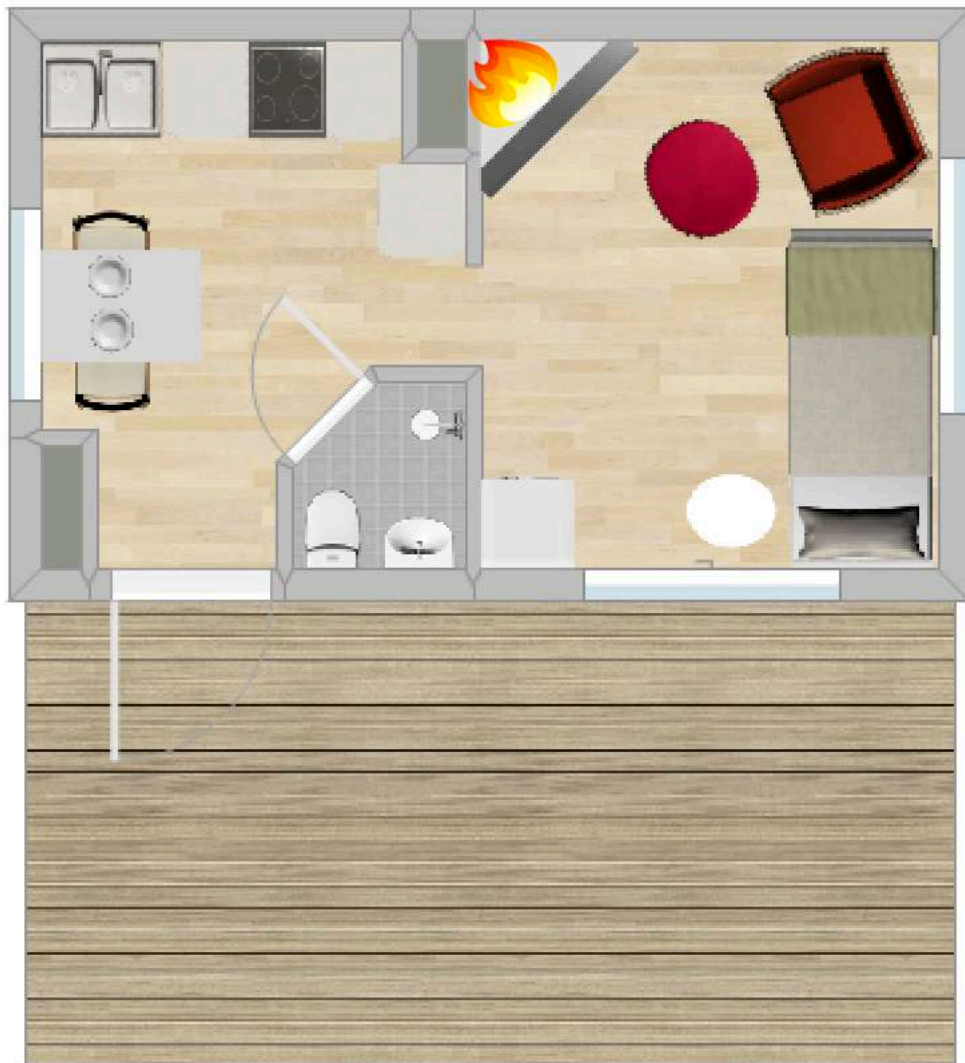
Wooden deck



Lake view

This adorable 22 m<sup>2</sup> cottage has been totally refurnished in the fall of 2020: heated hard wood floors, new kitchen with induction stove, oven, fridge with freezer compartment, new windows, all walls covered with stylish white birch wood panelling and a tiled bathroom with shower and WC. Parking by house, high speed Internet and a wooden deck for spring/summer. The cabin is 60 meters from the water (full south). Tenant is welcome to use garden for fishing and use the shared sauna by the water. Close to the house is a large recreation area for trail running in summer and X-country skiing in winter... or just ski/walk/snow mobile right out on the frozen lake.

## Exterior & floor plan





## Interior

