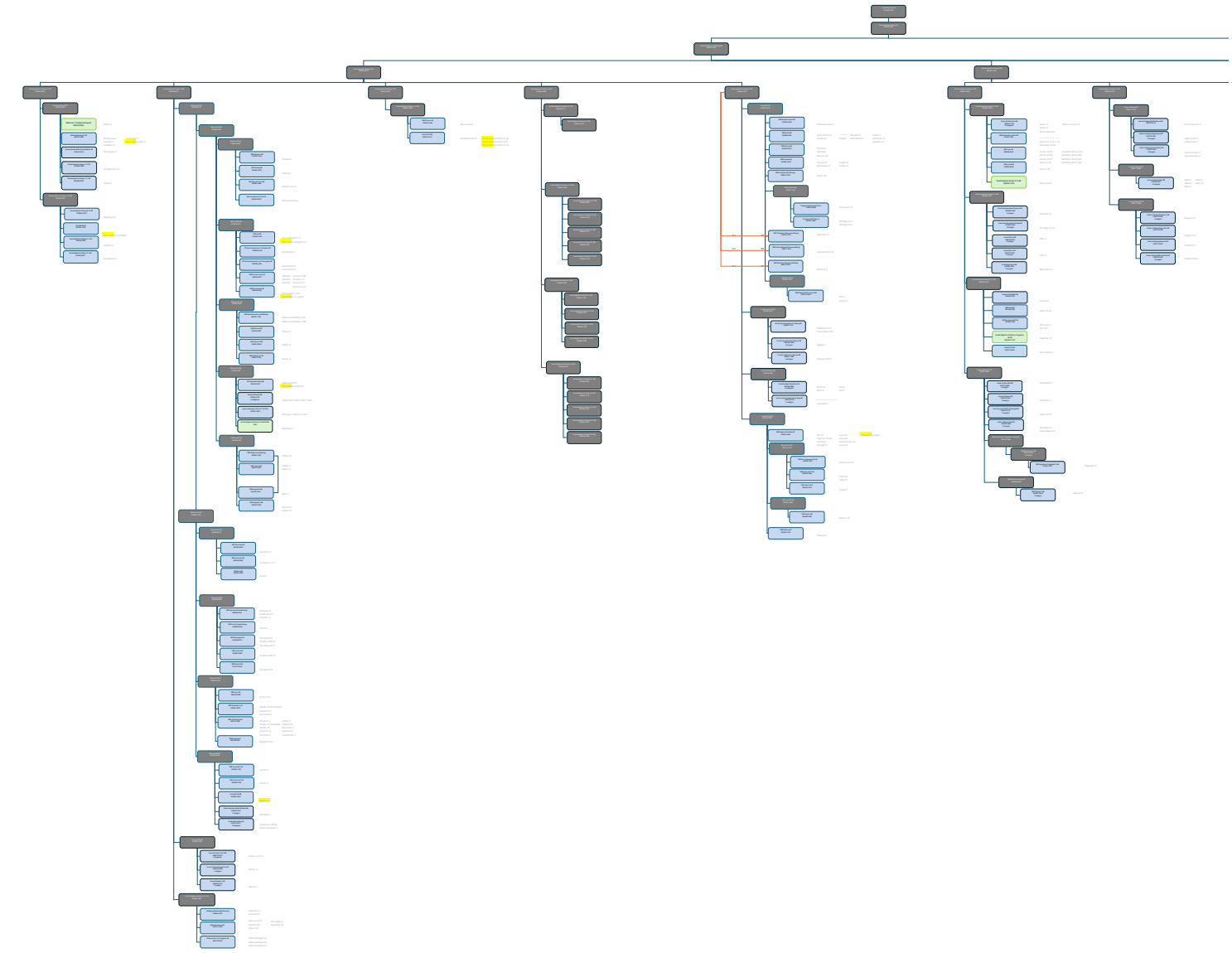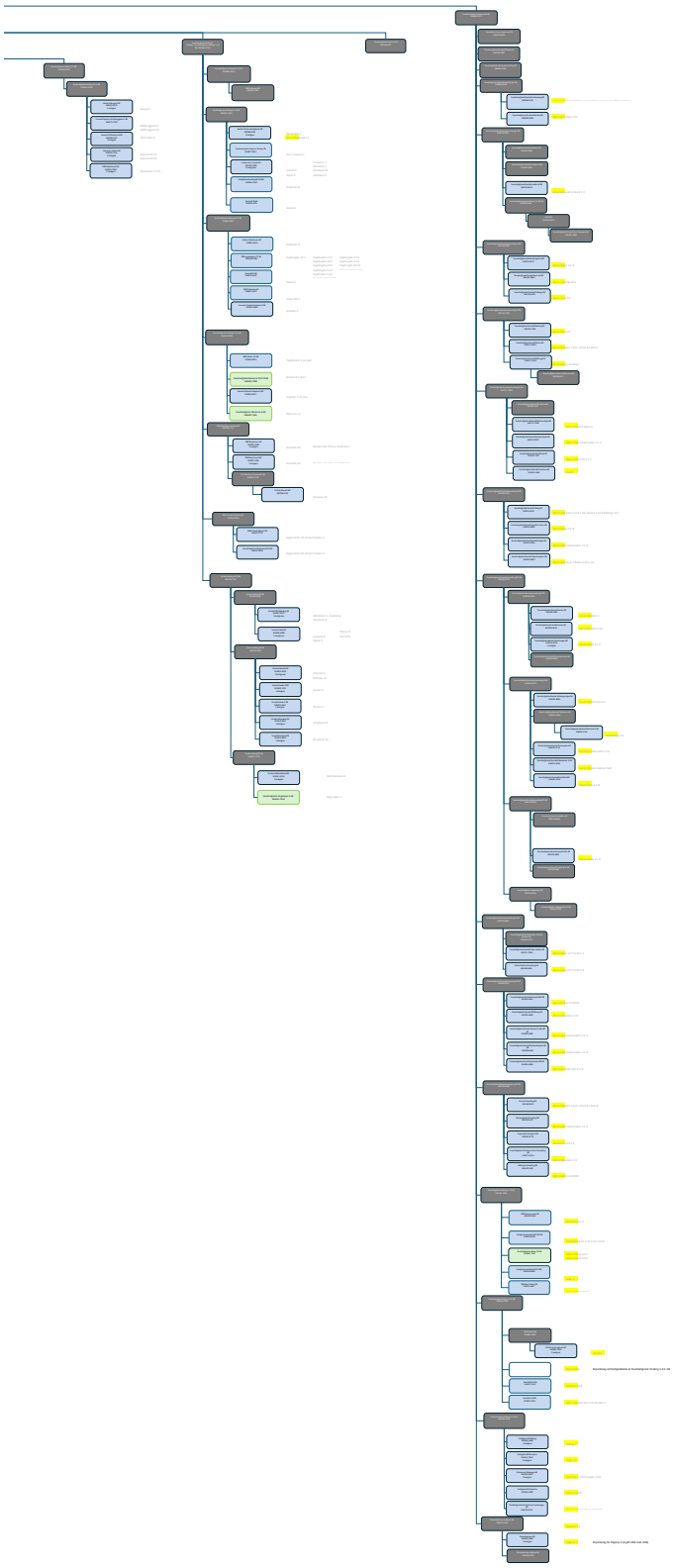Sveafastigheter