



SELJAVEGUR 32















FREE  
PARKING

Holtsgate

Seljavegur

15

32<sup>a</sup>

32

41

27

29

1b



**[View virtual tour](#)** → (note the 3D tour covers just a part of the residency building, the rest will be added after full completion of renovations)

## Intro / History

**Seljavegur 32 is located in the western part of Reykjavík city center. The building has a rich and layered history, reflecting Reykjavík's architectural and cultural development over the past century.**

**The plot was originally handed over to the Reykjavík Lighthouse Authority in 1942, to relocate its data warehouse from Klapparstígur. In May 1945, permission was granted to build a three-story concrete office and equipment building, which was completed in October 1946. The structure was built of reinforced concrete, covered with quartz, and featured an iron-clad roof. It has two main wings — the west wing facing Seljavegur and the north wing facing Holtsgata.**

**Originally, the ground floor housed a car repair and machine workshop, the second floor was used as a lighthouse data factory, and the top floor contained offices. Plans were made in 1948 to expand the building northeast along Seljavegur, though the extension was never constructed. Later that year, part of the west-wing roof was destroyed by fire, leading to reconstruction that included a small tower structure with a balcony on the southwest corner.**

**A concrete boiler house was added in December 1948, and by 1949, 14 storage rooms had been established on the roof level. From 1952, the building served as the headquarters of the Icelandic Coast Guard, and it remained largely unchanged until 1981, when modifications were made to the roof structure and interior.**

**In 2006, the Association of Icelandic Visual Artists (SÍM) began leasing the building, transforming it into a vibrant artistic hub with 55 artist studios and residency accommodation for visiting international artists.**

**Today, Seljavegur 32 houses the SÍM Residency, one of Iceland's longest-running international artist-in-residence programmes. The building combines its original industrial character with the creative energy of Reykjavík's contemporary art community.**

**Located just a 10-minute walk from the old city center, the residency is surrounded by cultural landmarks and amenities, including libraries, museums, galleries, supermarkets, swimming pools, cinemas, restaurants, and the University of Iceland.**



## House structure / Spaces

Residency apartment with studios and project space will be spread over three floors: ground floor/1st floor, second floor, and third floor.

### Ground floor / 1<sup>st</sup> floor:

- Two large twin bedrooms, with a private small kitchen in each.
- Large shared workshop space, specifically built for construction works, such as sculpture or handy works, equipped with basic carpenter's tools.
- Two showers and toilets.
- Laundry.
- SÍM Residency Project space - over 190 sqm, high industrial ceilings, with large windows on both sides of the space. It will become a central venue for monthly residence activities, hosting events such as Artist Talks, project presentations, and group exhibitions. Perfect space for film screenings and dance practices.

### 2<sup>nd</sup> floor:

- The main residence bedroom floor with 14-teen single bedrooms and two twin bedrooms.
- Shared toilets and showers.
- Shared large kitchen and living room, access to balcony.
- Laundry.

### 3<sup>rd</sup> floor:

- SÍM Residency office.
- 14-teen studios assigned for each bedroom.
- Toilet and shower.



## Residency period / Arrival-Departure

- 1-3 months at once. (artists can choose to join the residency for one, two, or three months)
- The residency program starts on the 3<sup>rd</sup> and ends on the last day of the relevant month.
- Self-check-in information will be sent to artists with a key box code one week before the residency program.
- Artists can arrive/depart at any time of the day
- Artists wishing to arrive before checking into the residency or extend their stays for extra days can use SÍM Guesthouse.

## Guests

- Artists who wish to bring their partners or friends should apply for twin bedrooms. Artists applying to a single bedroom are not allowed to host partners or guests.
- Children or youth under 21 are not allowed to be hosted in the residency apartment.
- Additionally, artists can schedule visits from friends and family at the SÍM Guesthouse for shorter stays.

## Accessibility

- Seljavegur 32 is located in the center of Reykjavík. Connections to Keflavík International Airport are easy with the Flybus service, which stops within a 10-minute walk of the building.
- Due to its central location and great infrastructure, the neighborhood has numerous grocery stores, artist-run spaces, museums, and libraries within walking distance.
- Artists daily can use city scooters, or rent a bicycle for longer periods with our partners (renting a bicycle or using scooters is not recommended during the winter months)
- Free parking is available for artists who rent a car next to the building in the inner parking lot.
- There is no elevator in the building; all floors are reachable only via staircases



# Residency Monthly Programme

## Meetings/venues (held in the SÍM Residency project space)

- Introductory meeting + dinner/lunch // entire day // (general introductory meeting, introducing the house, residency programme, artists meet each other)
- Artist Talks // entire day // (short introductory presentations by artists, open to the public)
- Open house // 4 hours each day // open to public // art-research project presentation in a format of pop-up exhibition.

## Residency fee

*SÍM Residency is a non-profit programme. All costs related to the residency are intended solely to cover the general programme expenses and housing. The residency operates without any additional grant support.*

### Entry Fee

- A fixed fee of 50,000 ISK applies to all participating artists (not applicable to guests).
- The fee is non-refundable.
- Payment must be made within 15 days of confirming participation.
- An official letter of invitation will be issued only after the entry fee has been received and the agreement has been signed.

### The entry fee covers:

- Administrative processing of the artist's participation
- Issuing the official letter of invitation
- Preparation and signing of the agreement
- Bookkeeping
- General venue-related costs
- Advertising and social media promotion
- Creating and publishing the artist's CV/profile
- Costs related to meetings



**Accommodation fee (please see the actual fees and available bedrooms/studios in the next slide) :**

- Wi-Fi.
- Parking.
- A set of towels and bedding.
- Communal kitchen utensils and equipment.
- Cleaning equipment and supplies.
- Iron and ironing board.
- Washing machine and dryer.
- Recycling.
- Heating, water, and electricity costs
- Basic tools in the project space.
- rent of bedrooms, studios, and joint facilities.

**Not Included in the Residency Fee:**

- Food.
- Work materials or supplies.
- Insurance.
- Travel expenses or travel costs.
- Other living costs.
- External workshop fees.

**Residency Fee Purpose:**

- The fee covers the costs of running the program. It does not constitute rent, and the artist does not gain the legal status of a tenant.



Bedrooms/studio fee per month\*

Bedroom/studio	Fee per month
Bedroom - studio 1 / twin/ with private kitchenette	260.000 kr.
Bedroom - studio 2 / twin / with private kitchenette 250.000 kr.	250.000 kr.
Bedroom 3 / single / studio 3	140.000 kr.
Bedroom 4 / single / studio 4	140.000 kr.
Bedroom 5 / single / studio 5	140.000 kr.
Bedroom 6 / single / studio 14	140.000 kr.
Bedroom 7 / single / studio 2 A	140.000 kr.
Bedroom 8 / single / studio 2 B	140.000 kr.
Bedroom 9 / single / studio 7 A	140.000 kr.
Bedroom 10 / single / studio 7 B	140.000 kr.
Bedroom 11 / single / studio 1	140.000 kr.
Bedroom 12 / single / studio 13	140.000 kr.
Bedroom 13 / twin / studio 6	240.000 kr.
Bedroom 14 / single / studio 9	140.000 kr.
Bedroom 15 / single / studio 10	140.000 kr.
Bedroom 16 / single / studio 11	140.000 kr.
Bedroom 17 / single / studio 12	140.000 kr.
Bedroom 18 / twin / studio 8	240.000 kr.





# Ground floor









