



RENTAL FLATS IN CENTRAL HERLEV



ELF Development

Modern living on historic ground

It is always amazing when a piece of history lives on in new shapes and expressions. The old post office site in central Herlev has been transformed into 90 new and modern rental homes located in the centre of the town – with all kinds of necessities just around the corner. The architecture of FRIMÆRKET adds delicate lines and colors to the area, and inside the apartments the rooms are made for both comfortable and stylish living...





Herlev has it all!

The town of Herlev in Greater Copenhagen both has a large shopping center, excellent infrastructure and the tallest highrise in Denmark! The citizens of Herlev are fond of their town and the many conveniencies close to FRIMÆRKET.

The shopping center Herlev Bymidte is just across the street from FRIMÆRKET with more than 35 shops and a large Føtex. Around the corner a few metres down the main road, BIG Shopping Center offers a variety of almost any products, including BIG BIO – an advanced cinema with the latest technology.

Both schools and day care centers are centrally located near FRIMÆRKET, and all sorts of sports and athletic facilities thrive in the area. Herlev supports a vigorous and dynamic athletic environment, contributing to the sense of community and quality of life.

Herlev Hospital is the tallest highrise in Denmark and is probably one of the most well-known landmarks in the country with its 25 stories and a staff of almost 4,000. After a 10-year building period the hospital opened in 1971. It has a 24 hours emergency clinic and numerous specialized departments serving all of Greater Copenhagen.



Wild nature and village ponds

Vigorous spots such as Byparken and Elverparken are only a few steps from FRIMÆRKET. Byparken, behind Herlev Bymidte, is part of the area around the church of Herlev and Herlev Gågade and has cozy benches, blooming flowers and a small pond with ducks.

A short walk from FRIMÆRKET, through the nearby residential areas, takes you to Elverparken. The park is one of Herlev's largest with wild nature, small paths, running and bicycle routes and fantasy wooden logs and stumps perfectly suited for playing and exploring.

Several other local parks and green spaces provide plenty of space for exercise and fresh air close to FRIMÆRKET.





Off we go
– on roads and rails

The infrastructure is ideal when living in Herlev. Key roads, highways and train connections take you wherever you want, and the two Ring Roads 3 and 4 both run by Herlev and makes driving from work to home both easy and fast.

Additionally, the train system in Herlev is more than convenient. One of Greater Copenhagen's key S-train lines between Copenhagen and Frederikssund stops in Herlev, making it possible to be at Copenhagen's Central Station in just 30 minutes from Herlev!

Easy-peasy with the Light Rail

From 2025 the Greater Copenhagen Light Rail will connect the regional train system with 5 S-train lines across the area and will serve as an important part of a coherent public transportation system.

The Light Rail will make 4 stops in Herlev – one of them just across from FRIMÆRKET at the shopping center Herlev Bymidte.



Letters, parcel post and stamps

For almost 60 years the post office at Herlev Ringvej was a lively centre of postal services, expediting and sorting mail from near and far. When the post office was built in 1954 – and many years ahead – letters and packages were essential in our everyday lives and communication.

Mail vans and post office staff in the characteristic red jackets worked long hours every day, but new times and technology naturally changed the function of the old post office.

The old buildings are gone and **FRIMÆRKET**'s modern rental apartments offer a unique community in a historic neighborhood – with a name forever linked to the past.

Architecture in urban apparel

FRIMÆRKET has three building structures in different heights that all meet in a shared architectural expression. Two of them face Herlev Ringvej and one is situated on the site away from the street. The apartments variously spread out in the three buildings from ground level to the 7th floor – most of them overlooking the shared courtyard and the cozy residential neighborhood, Eventyrkvarteret.

Towards Herlev Ringvej the architecture radiates a balanced urban structure with rhythmic fronts in different brick colors – designed with varied juttet elements and building heights in a vertical expression. It all emphasizes the impression of different, almost individual houses. In addition, there will be a way down to a pedestrian tunnel below Herlev Ringvej – and a way up just next to Herlev Bymidte Butikscenter.

The higher up, the more view over the area and the town – on both sides. All the apartments facing Herlev Ringvej have easterly balconies with glass screens against the courtyard and the residential neighborhood – and some of the ground-floor flats come with tiled terraces.

FRIMÆRKET's apartments all have soundproof windows with state-of-the-art sound locks, allowing fresh air into the bedrooms on warm summer days with no outside traffic noise.



3D visualisations are subject to change



3D Visualisations are subject to change

Bright and spacious courtyard

FRIMÆRKET's buildings downscale towards the courtyard and the cozy residential neighborhood, Eventyrkvarteret, one of Herlev's oldest residential areas.

The peaceful courtyard is perfect for meet-ups with the neighbors or outdoor time with the children.

In the courtyard you also find the third of FRIMÆRKET's buildings with apartments from ground floor to 2nd story. The building is created with warm-colored bricks and bright facade plates and has westerly balconies or terraces.

In the shared courtyard a ramp leads to the underground parking – here you can rent a long-term parking space. Furthermore, parking will be possible on the site and in addition, a shared electric car system will be organized.



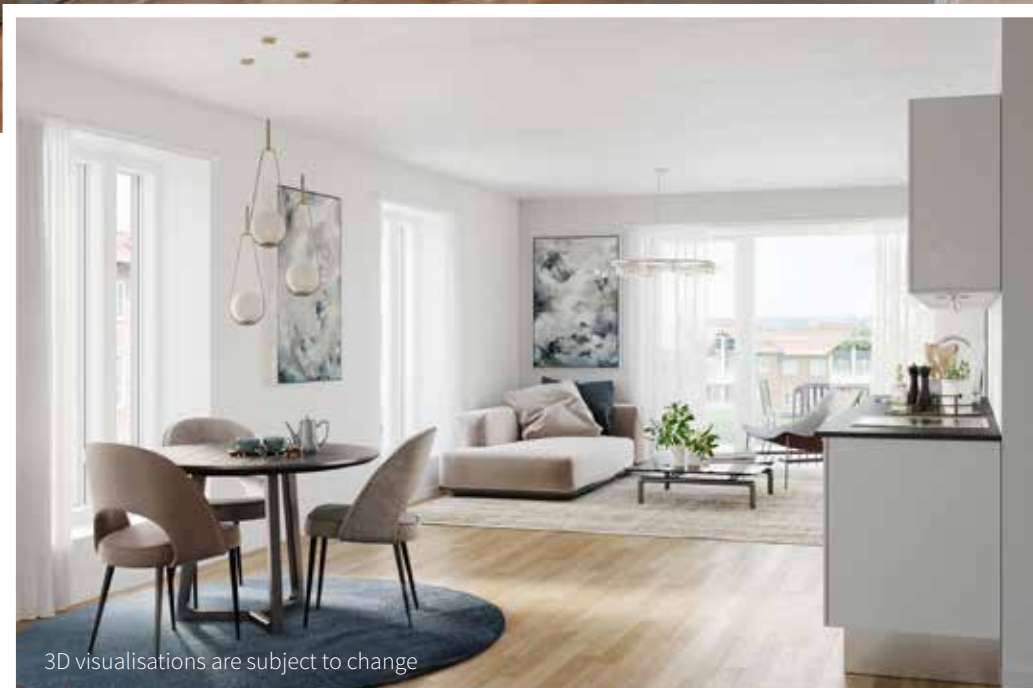


3D visualisations are subject to change

Daylight, view and genuine quality

When new or local citizens during the summer of 2020 occupy the 90 rental flats in FRIMÆRKET, they move into apartments of genuine, nordic quality in an attractive social community – with large windows assuring both daylight and view of the area.

The mat oak wooden floors in parquet flooring make the ideal base for any interior setting.



Both advanced and everyday cooking have perfect conditions in the popular white HTH KP Mono series with aluminum base, laminated tabletop in grey stone look and the stylish Grohe Cosmopolitan kitchen fitting. The top cupboards have functional light spots – and all the necessary appliances are installed in the kitchen.

The light through the large windows makes the kitchen-dining area the most engaging and essential room in the apartment.





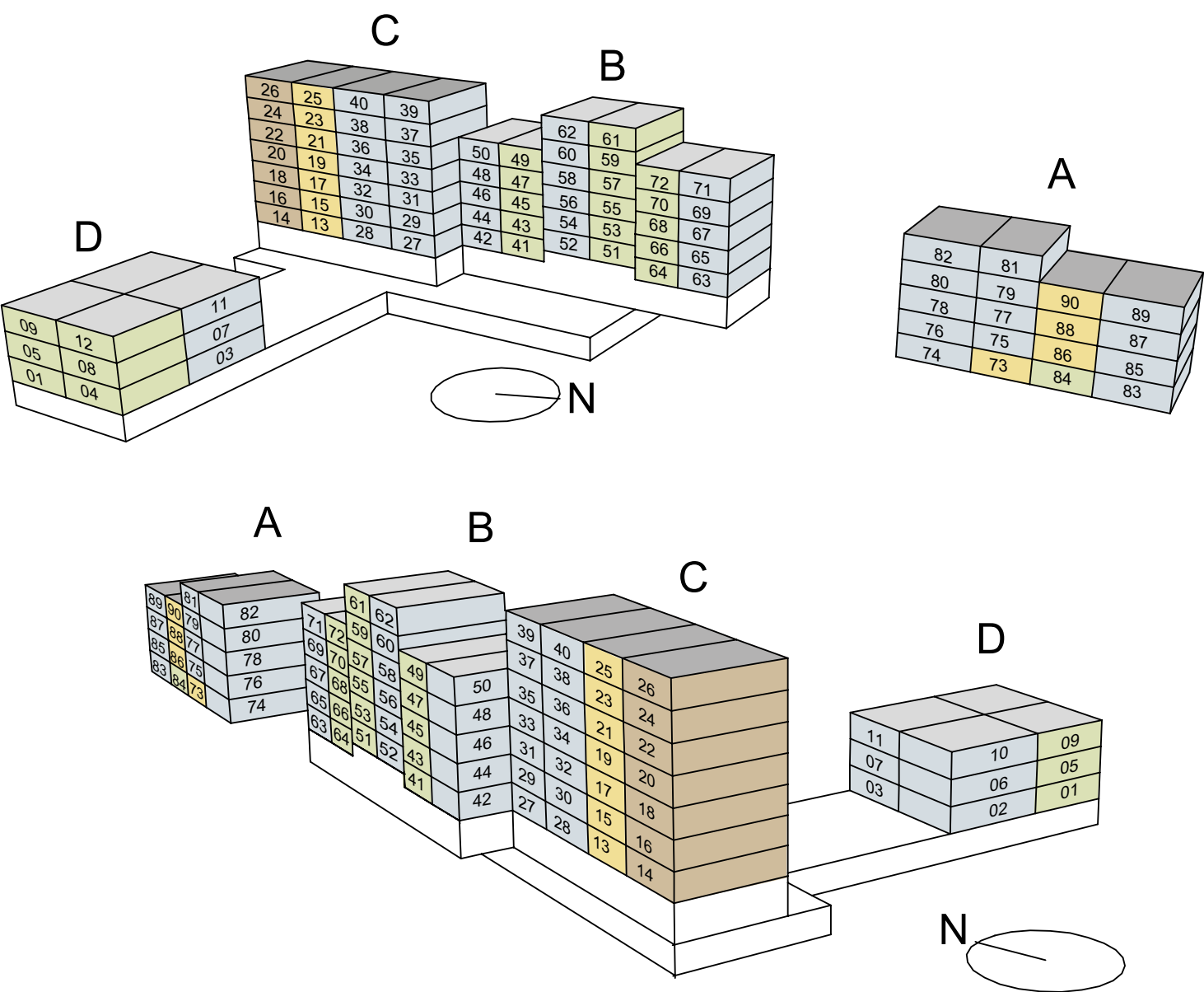
3D visualisations are subject to change

The HTH KP Mono series outline the bathrooms with matt white table tops and integrated sinks. The large mirror adds depth to the room and the elegant floor tiles have underfloor heating. The bathroom also include washing machine and dryer.

MATERIALS

Flooring	3-strip parquet. Oak mat lacquer.
Ceiling height	2.5 metres, but lowered ceilings in hall and bathroom.
Ceilings	Concrete, spackled and painted white with visible tracks. Lowered ceilings in hall and bathroom.
Interior doors	Painted white.
Windows	Window sections in wood/aluminium factory painted.
Interior woodwork	Woodwork such as frames, skirting and panels are painted white.
Kitchen	HTH KP Mono series with aluminum base, laminated tabletop in grey stone look and Grohe Cosmopolitan kitchen fitting
Installed appliances (indesit)	Refrigerator Freezer Induction hob Integrated oven Extractor fan Washing machine Condenser tumble dryer
Interior bathroom	Sink units HTH “Mono” in white, integrated tabletop and sink in mat white, mirror mounted over the sink in the full length of the tabletop, tiles on the floors and in the shower.
Wardrobes	Included in some units, see plans.
Heating	District heating and water based floor heating.
Water and heating	Submeters for reading of consumption are in the technical cupboard in each apartment.
Electricity and lamps	Each apartment has a HPFI safety relay and the electrical board is placed in the technical cupboard. Individual Ørsted meters are placed in the basement. Bathrooms have build-in LED spots in the ceiling. Kitchens have spots under the top units.
Internet and antenna	The accommodation is provided with internet from Fiberby. The connection supplied is 1000/1000 Mbit. The applications via Fiberby are web TV, streaming and regular internet use. There are no antenna plugs in the apartment. The Channel selection is at your own expense. Read more on www.fiberby.dk
Smoke alarm	Smoke detectors in all apartments.
Ventilation	Ventilation according to laws and regulations. Main unit will be placed on the roof.
Locks	Doors have Scantron locking systems. Individual apartments will receive key pieces that allow access to main door, mail box and common areas. Intercom at main entrance.
Storage	Each apartment has access to one storage room. These are located either in the apartment or in the basement, see plans.
Parking	It is possible to rent a parking spot on terrain or in a locked underground garage.

Rental overview and dates of occupancy

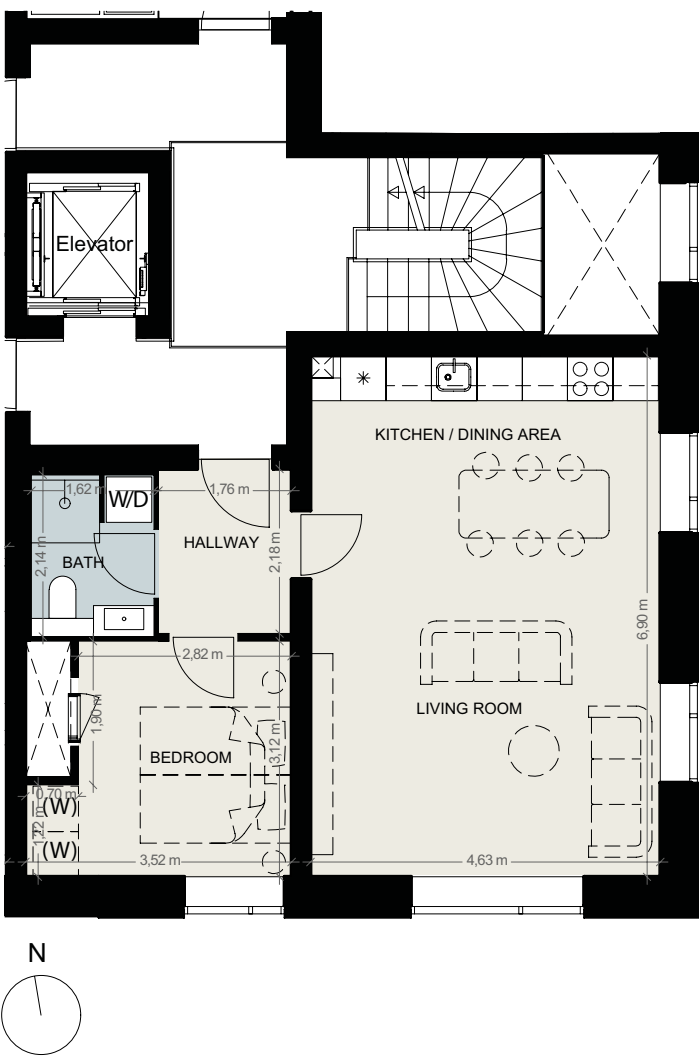
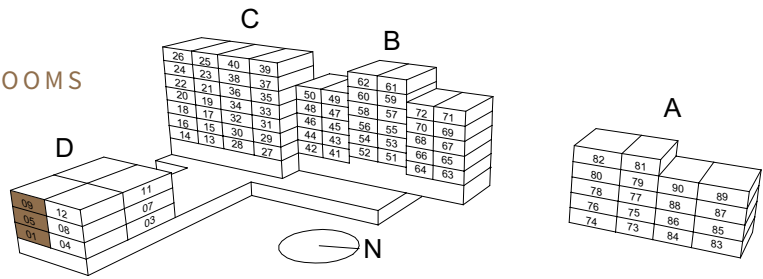


- 2 ROOMS
 - 3 ROOMS
 - 4 ROOMS
 - 5 ROOMS
- UNIT 13-50, AVAILABLE FROM 2020.04.15**
- UNIT 73-90, AVAILABLE FROM 2020.06.01**
- UNIT 51-72, AVAILABLE FROM 2020.06.15**
- UNIT 1-12, AVAILABLE FROM 2020.07.01**



UNIT 1-5-9

GROUND FLOOR - 2. FLOOR | 73 SQM | 2 ROOMS



LEGEND INFORMATION

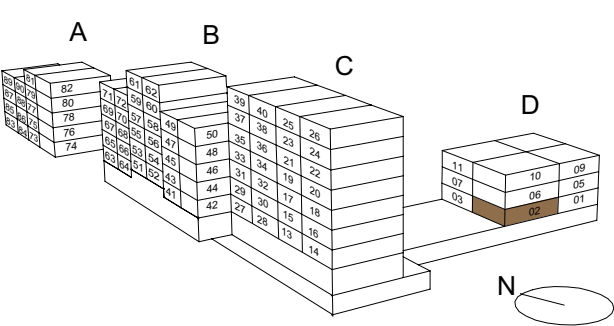
- Refrigerator and freezer
- Stove
- Oven in high cabinet
- Sink
- Dishwasher
- Washer and dryer
- Inspection hatch
- Installation Shaft
- Wardrobe
- Possible location of wardrobe
- Private terrace fence



Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.

UNIT 2

GROUND FLOOR | 115 SQM | 4 ROOMS



LEGEND INFORMATION

- *

Refrigerator and freezer
- ○ ○

Stove
- Oven in high cabinet
- ⌂

Sink
- DW

Dishwasher
- W/D

Washer and dryer
- ▤

Inspection hatch
- ⌂

Installation Shaft
- W

Wardrobe
- (W)

Possible location of wardrobe
- ▬

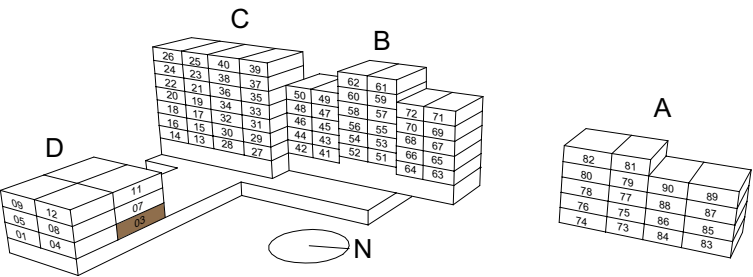
Private terrace fence



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UNIT 3

GROUND FLOOR | 115 SQM | 4 ROOMS



LEGEND INFORMATION

- *

Refrigerator and freezer
- ○ ○

Stove
- Oven in high cabinet
- ⌂

Sink
- DW

Dishwasher
- W/D

Washer and dryer
- ▤

Inspection hatch
- ⌂

Installation Shaft
- W

Wardrobe
- (W)

Possible location of wardrobe
- ▬

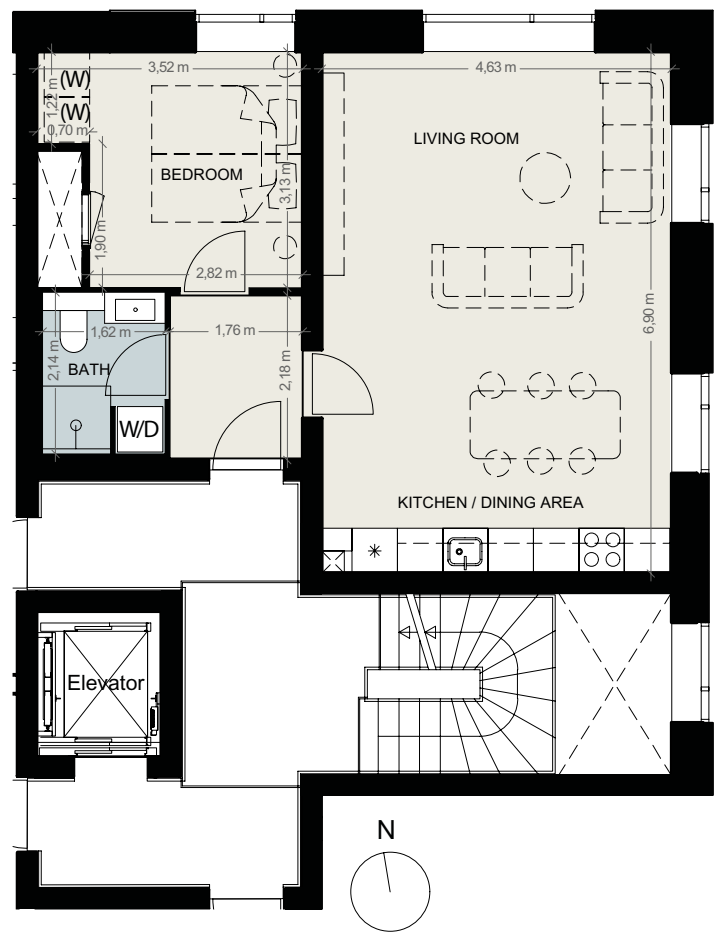
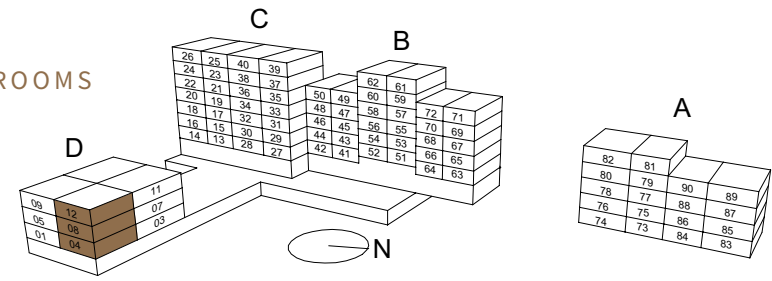
Private terrace fence



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UNIT 4-8-12

GROUND FLOOR - 2. FLOOR | 73 SQM | 2 ROOMS



LEGEND INFORMATION

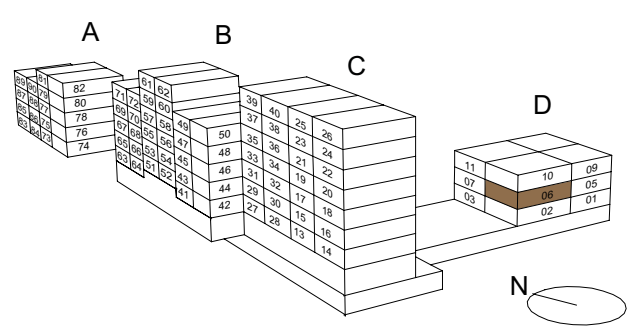
- * Refrigerator and freezer
- ○ Stove
- Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▽ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence



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UNIT 6

1.FLOOR | 115 SQM | 4 ROOMS



LEGEND INFORMATION

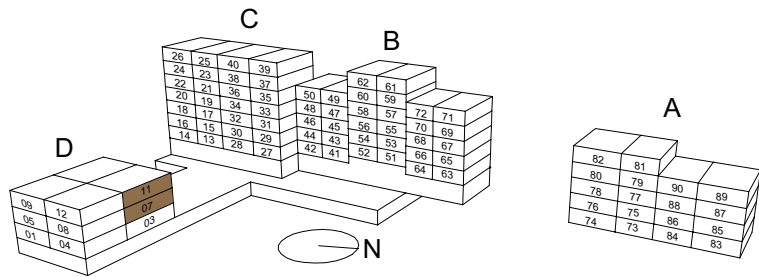
- * Refrigerator and freezer
- ○ Stove
- Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▽ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence



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UNIT 7-11

1-2. FLOOR | 115 SQM | 4 ROOMS



LEGEND INFORMATION

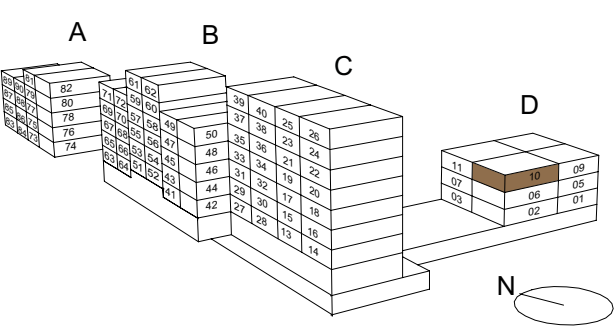
- * Refrigerator and freezer
- ○ ○ Stove
- Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▤ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence



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UNIT 10

2. FLOOR | 115 SQM | 4 ROOMS



LEGEND INFORMATION

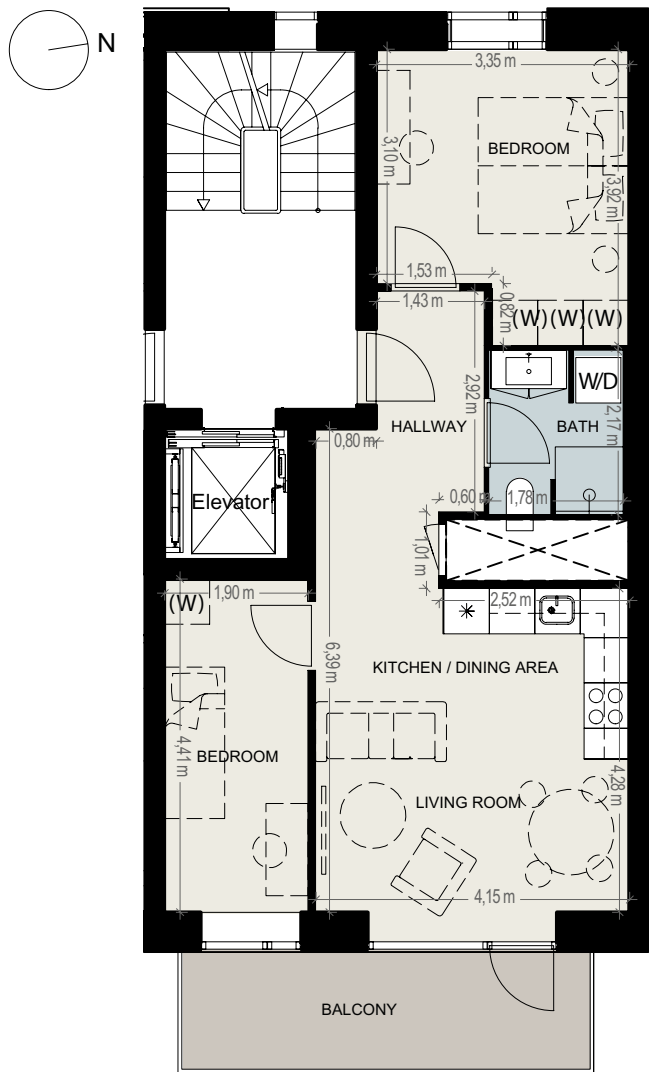
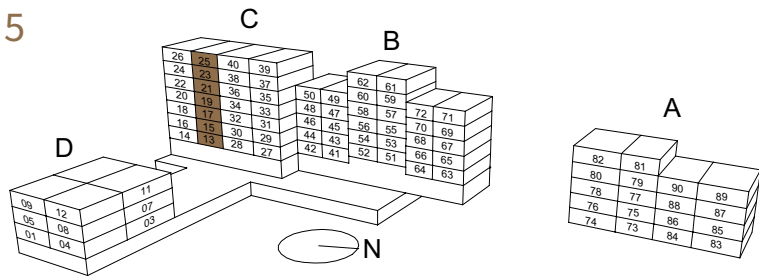
- * Refrigerator and freezer
- ○ ○ Stove
- Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▤ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence



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UNIT 13-15-17-19-21-23-25

1-7. FLOOR | 72 SQM | 3 ROOMS



LEGEND INFORMATION

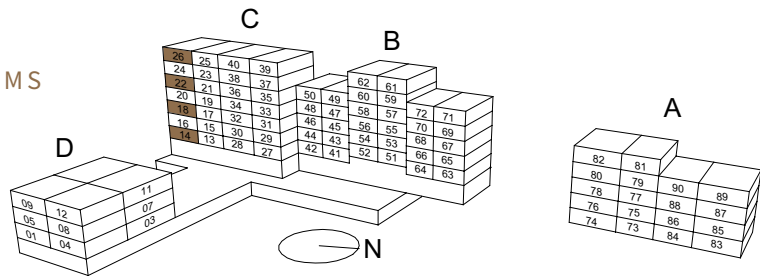
- * Refrigerator and freezer
- ○ ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- △ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- Private terrace fence



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UNIT 14-18-22-26

1., 3., 5. AND 7. FLOOR | 123 SQM | 5 ROOMS



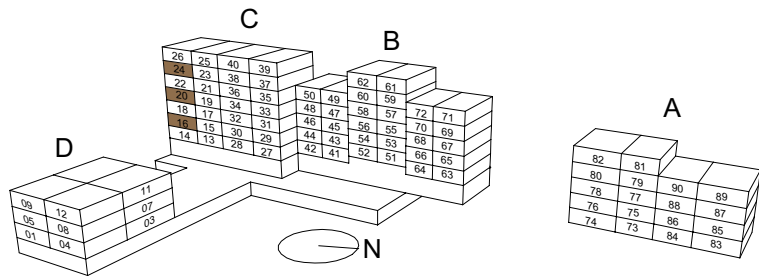
LEGEND INFORMATION

- * Refrigerator and freezer
- ○ ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- △ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- Private terrace fence



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UNIT 16-20-24
2., 4. AND 6. FLOOR | 123 SQM | 5 ROOMS



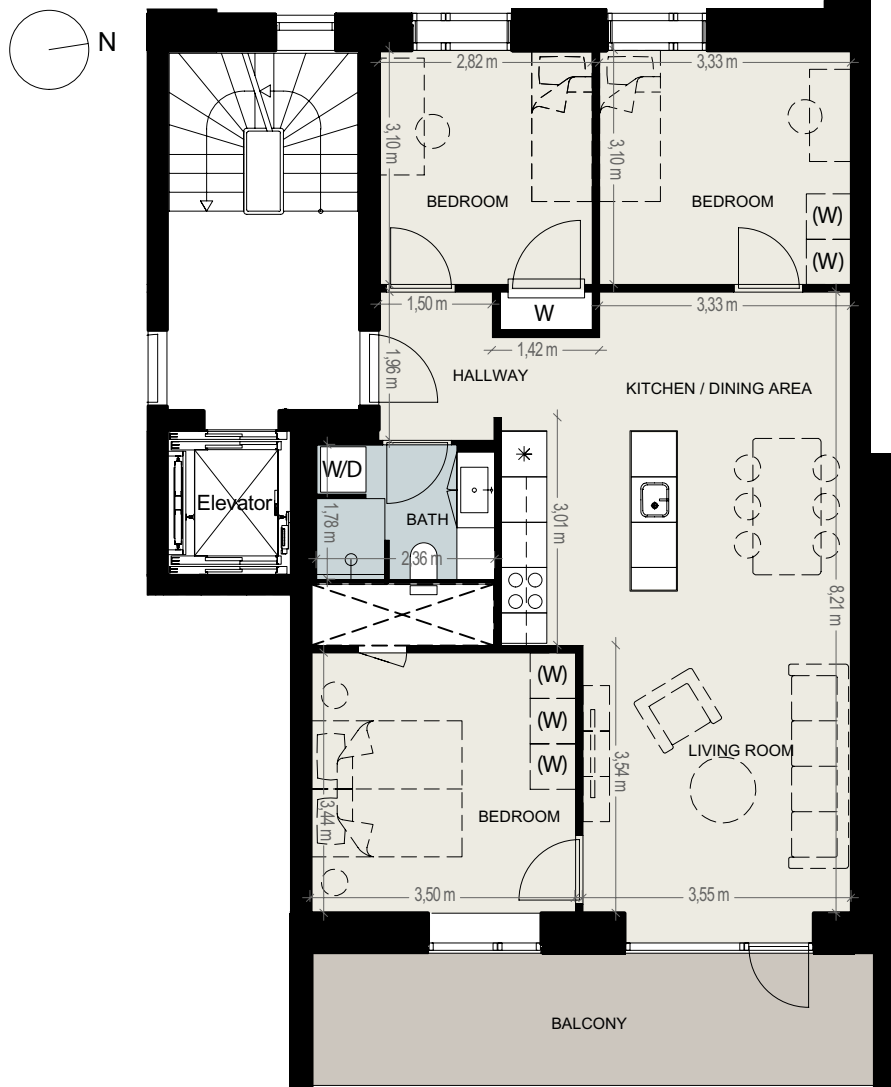
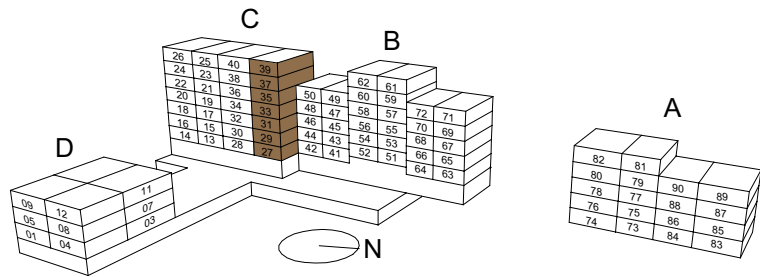
LEGEND INFORMATION

- * Refrigerator and freezer
- ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▤ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence



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UNIT 27-29-31-33
35-37*-39*
1-7. FLOOR | 102 SQM | 4 ROOMS
*105 SQM



LEGEND INFORMATION

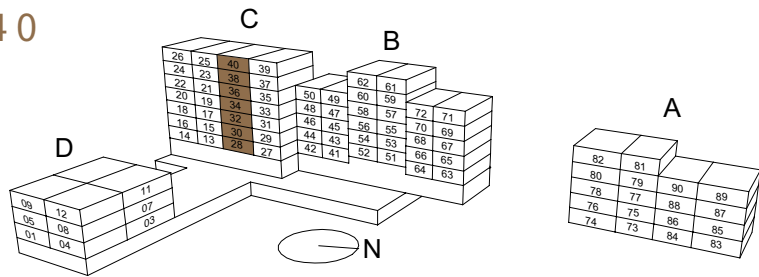
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- ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▤ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
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UNIT 28-30-32-34-36-38-40

1-7. FLOOR | 104 SQM | 4 ROOMS



LEGEND INFORMATION

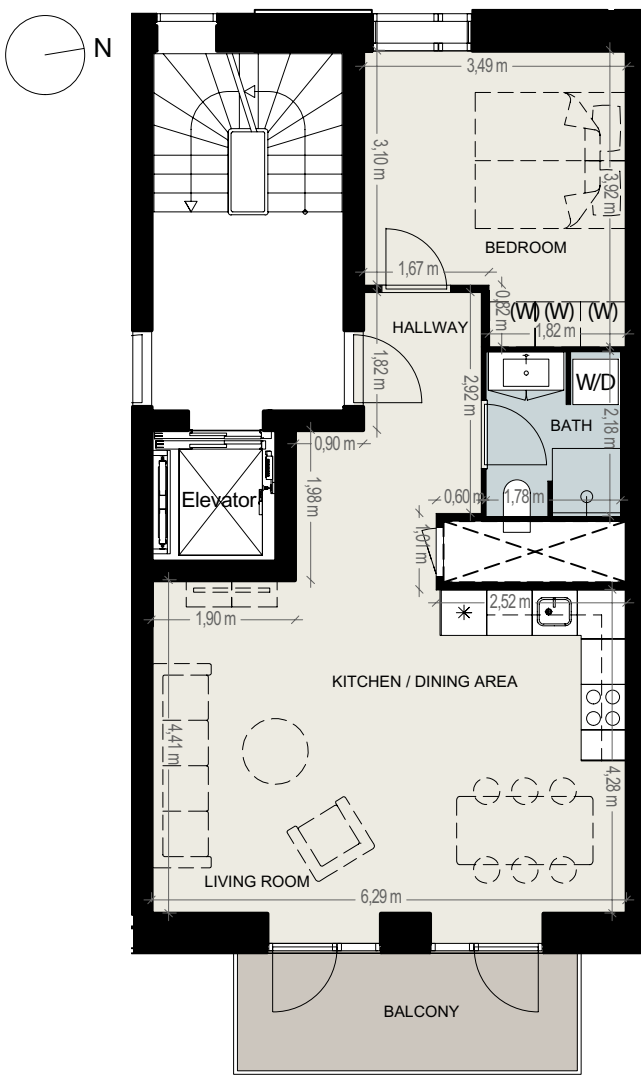
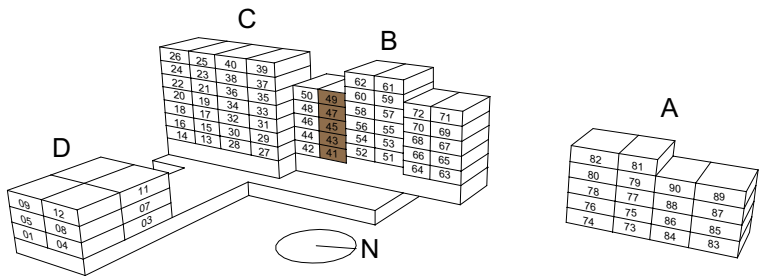
- * Refrigerator and freezer
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- W/D Washer and dryer
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- ▬ Private terrace fence



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UNIT 41-43-45-47-49

1-5. FLOOR | 75 SQM | 2 ROOMS



LEGEND INFORMATION

- * Refrigerator and freezer
- ○ ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- △ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence

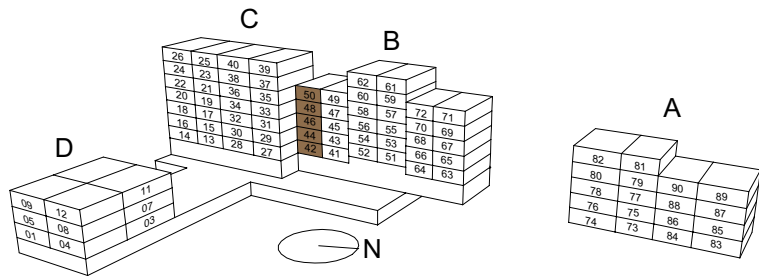


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UNIT 42*-44-46-48-50

1-5. FLOOR | 99 SQM | 4 ROOMS

*Showroom apartment, for lease later



LEGEND INFORMATION

- * Refrigerator and freezer
- ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▤ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence

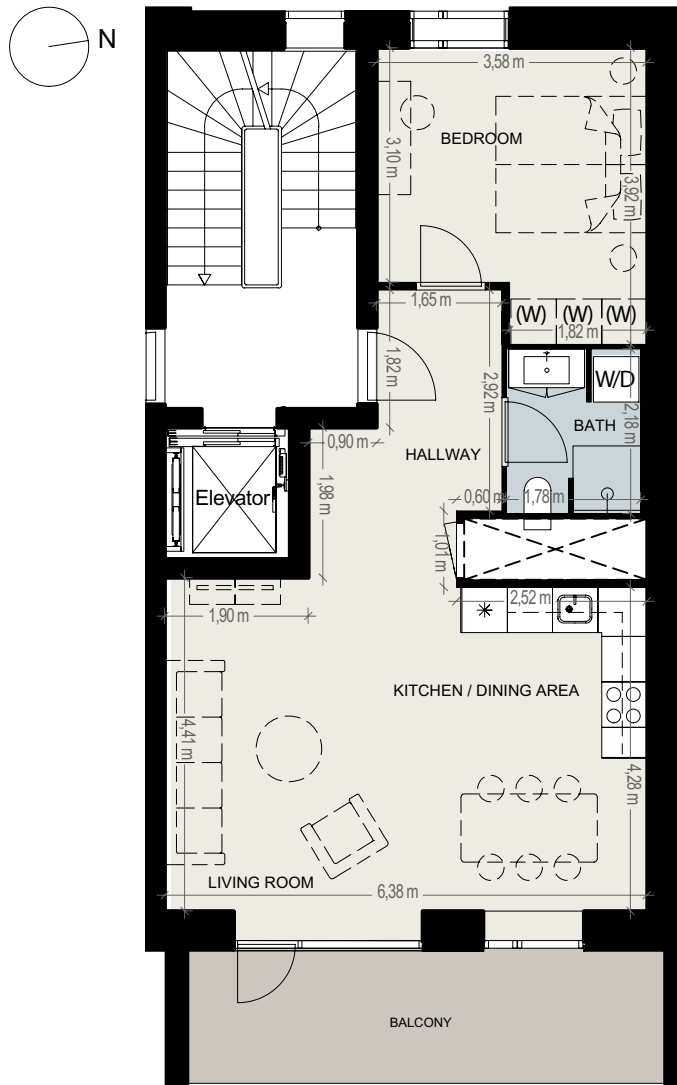
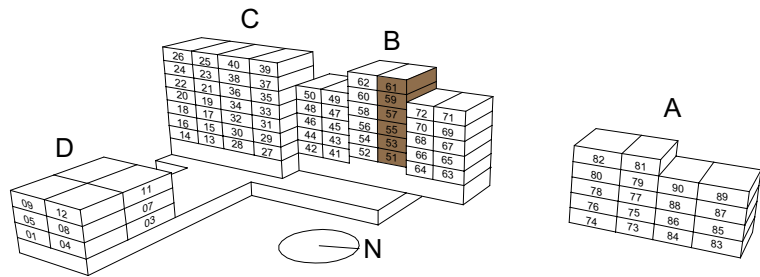


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UNIT. 51-53-55-57-59-61*

1-6. FLOOR | 76 SQM | 2 ROOMS

*80 SQM



LEGEND INFORMATION

- * Refrigerator and freezer
- ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▤ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence

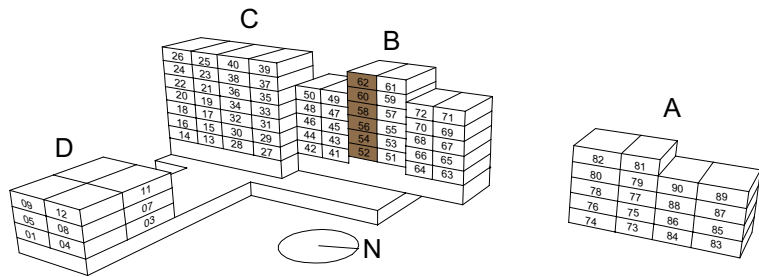


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UNIT 52-54-56-58-60-62*

1-6. FLOOR | 98 SQM | 4 ROOMS

*103 SQM



LEGEND INFORMATION

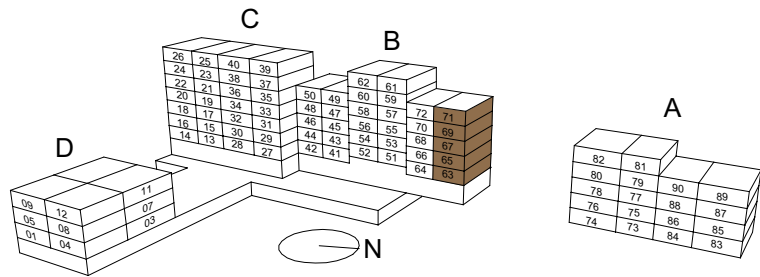
- * Refrigerator and freezer
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UNIT 63-65-67-69-71

1-5. FLOOR | 93 SQM | 4 ROOMS



LEGEND INFORMATION

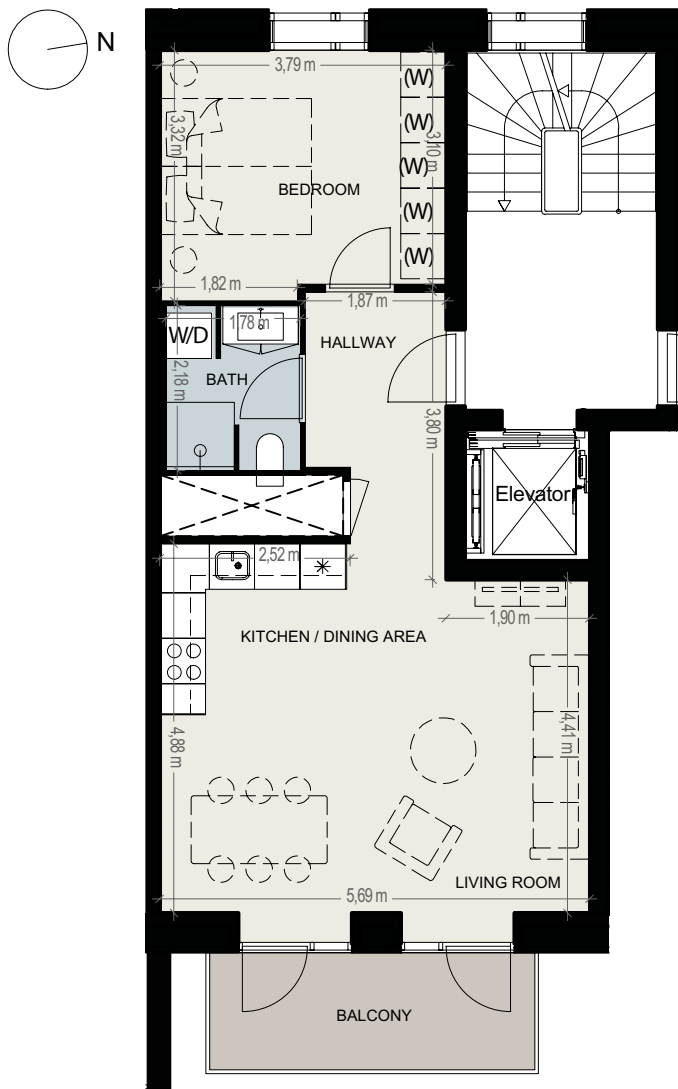
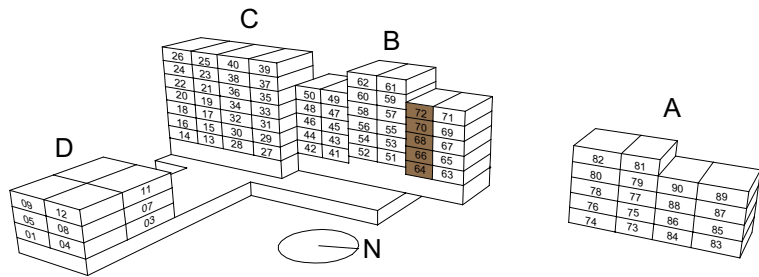
- * Refrigerator and freezer
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- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- Private terrace fence



Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.

UNIT 64-66-68-70-72

1-5. FLOOR | 73 SQM | 2 ROOMS



LEGEND INFORMATION

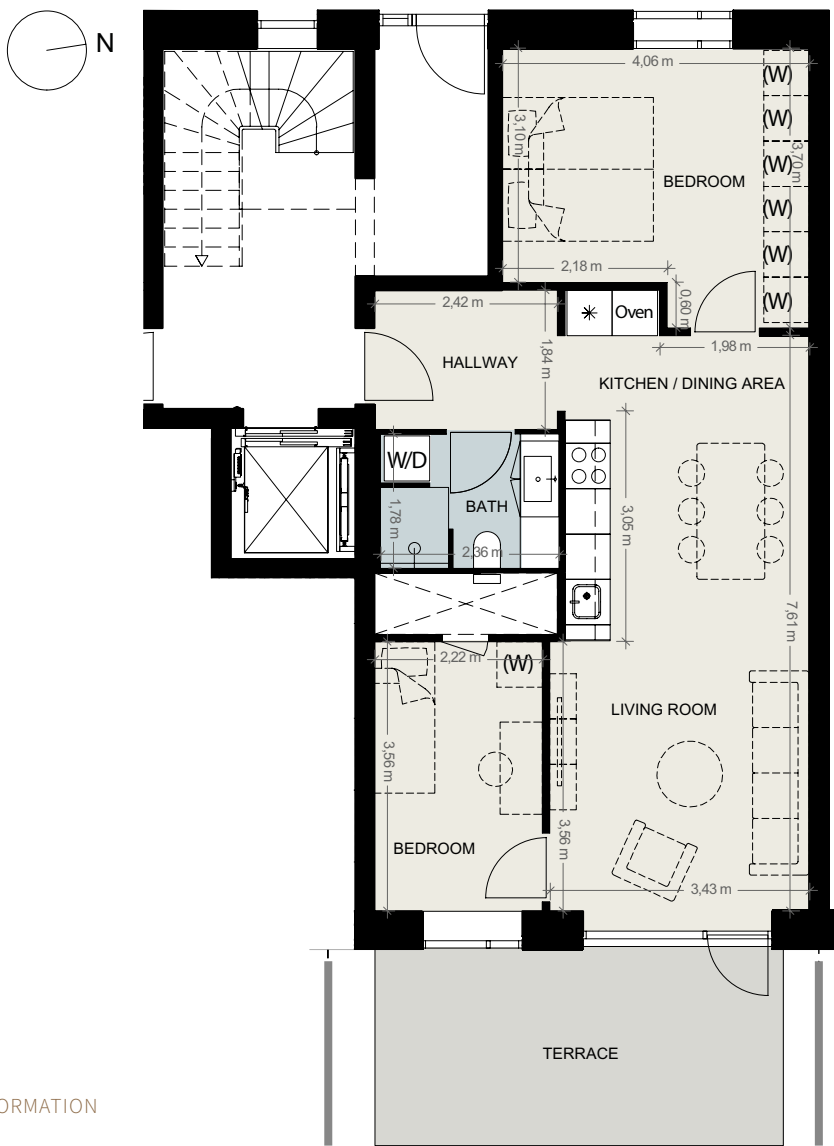
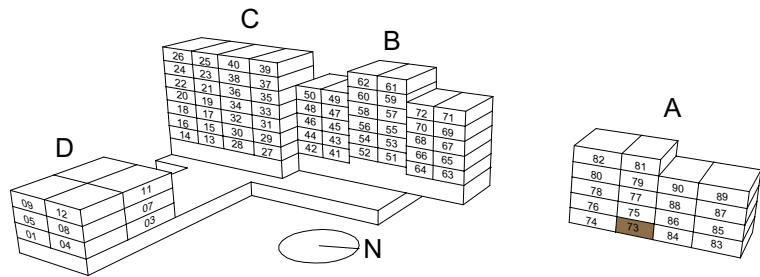
- Refrigerator and freezer
- Stove
- Oven
- Oven in high cabinet
- Sink
- Dishwasher
- Washer and dryer
- Inspection hatch
- Installation Shaft
- Wardrobe
- Possible location of wardrobe
- Private terrace fence



Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.

UNIT 73

GROUND FLOOR | 78 SQM | 3 ROOMS



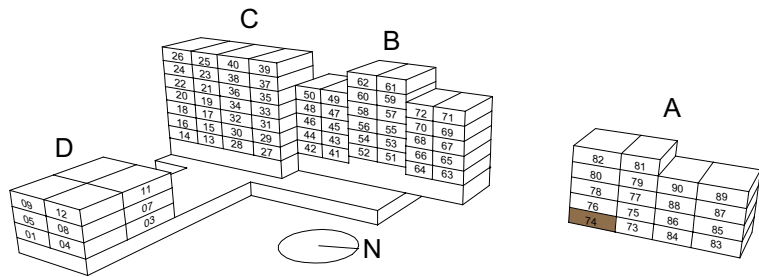
LEGEND INFORMATION

- Refrigerator and freezer
- Stove
- Oven
- Oven in high cabinet
- Sink
- Dishwasher
- Washer and dryer
- Inspection hatch
- Installation Shaft
- Wardrobe
- Possible location of wardrobe
- Private terrace fence



Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.

UNIT 74
GROUND FLOOR | 108 SQM | 4 ROOMS



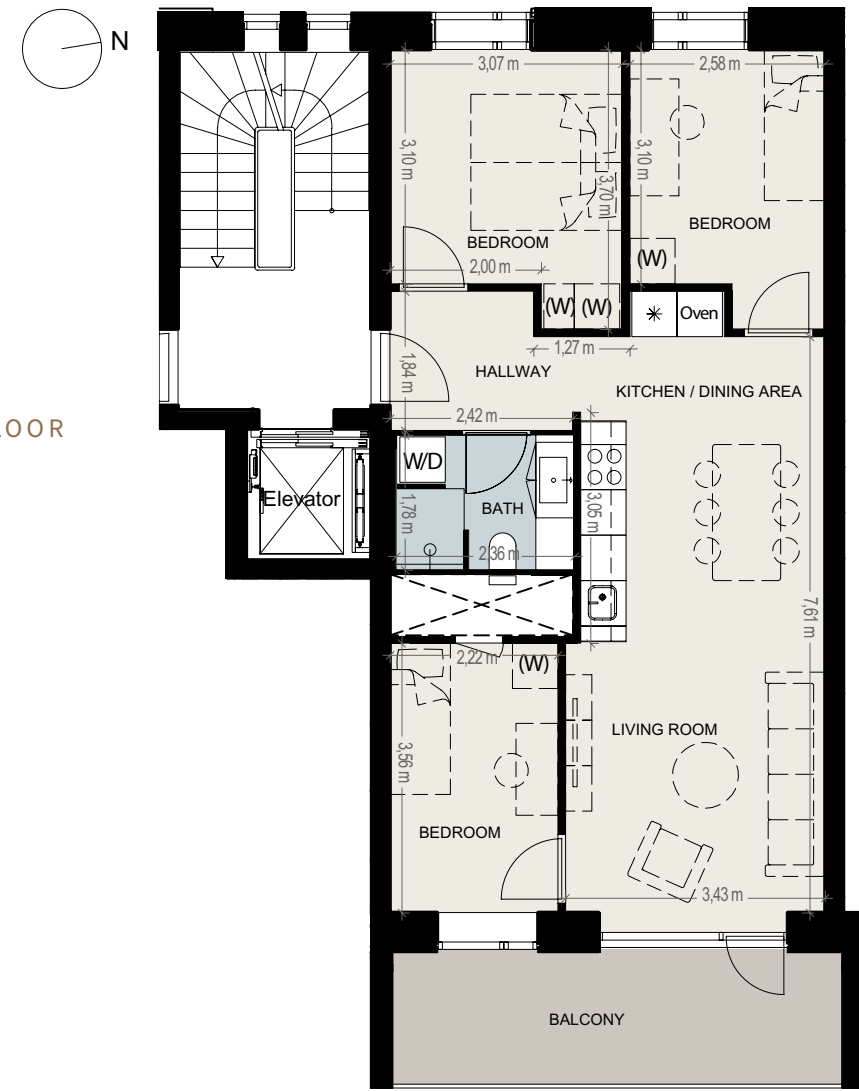
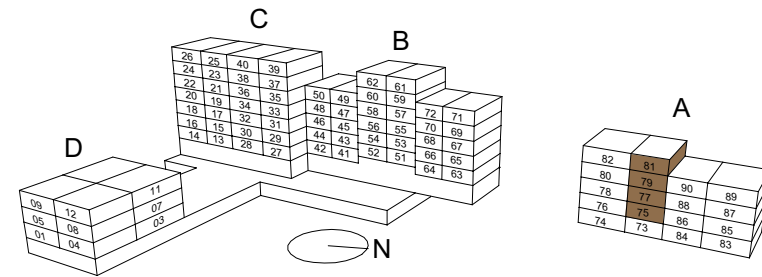
LEGEND INFORMATION

- * Refrigerator and freezer
- ○ ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- △ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- Private terrace fence



Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.

UNIT 75-77-79-81*
1-4. FLOOR | 85 SQM | 4 ROOMS
*90 SQM



GROUND FLOOR

LEGEND INFORMATION

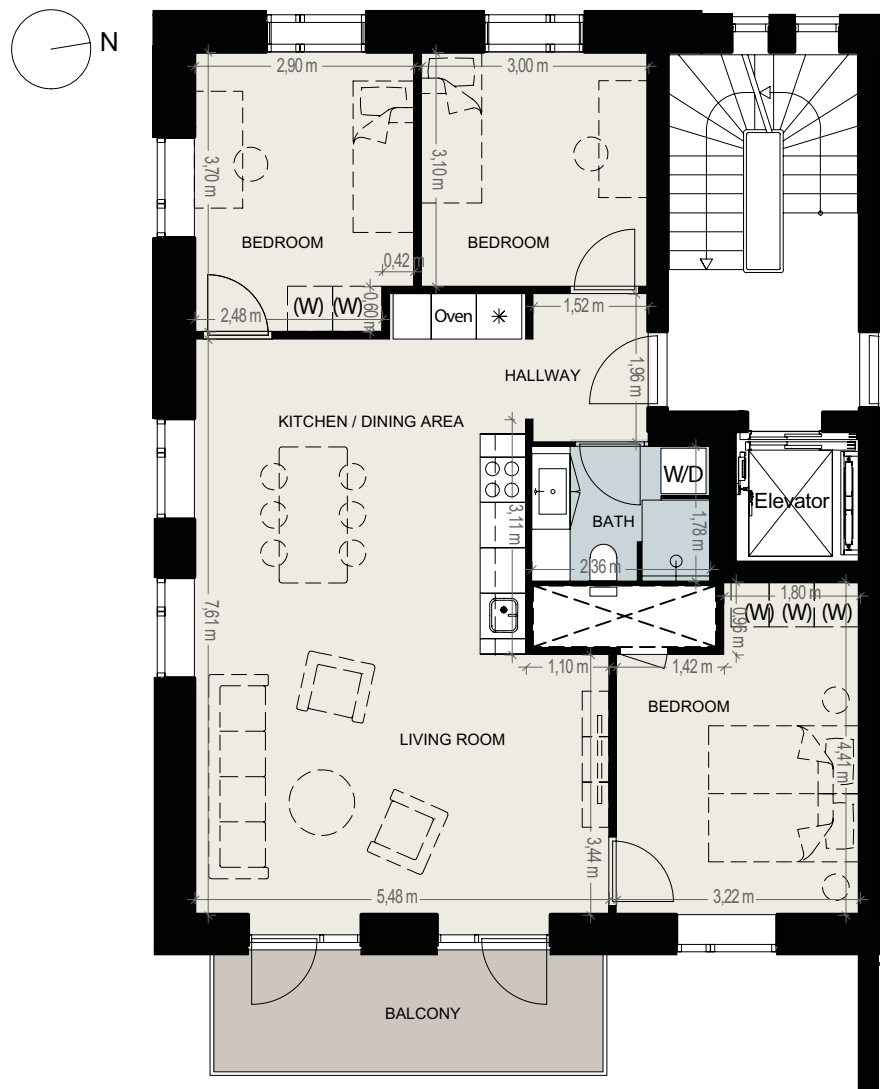
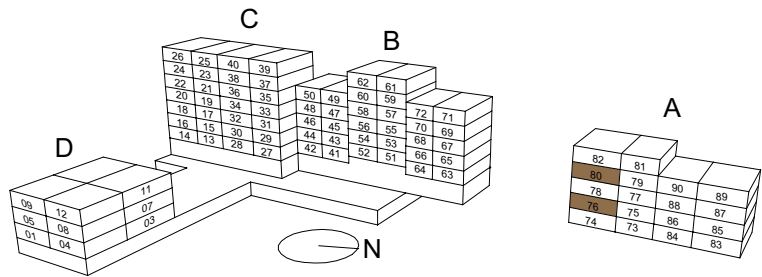
- * Refrigerator and freezer
- ○ ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- △ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- Private terrace fence



Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.

UNIT. 76-80

1-3. FLOOR | 109 SQM | 4 ROOMS



LEGEND INFORMATION

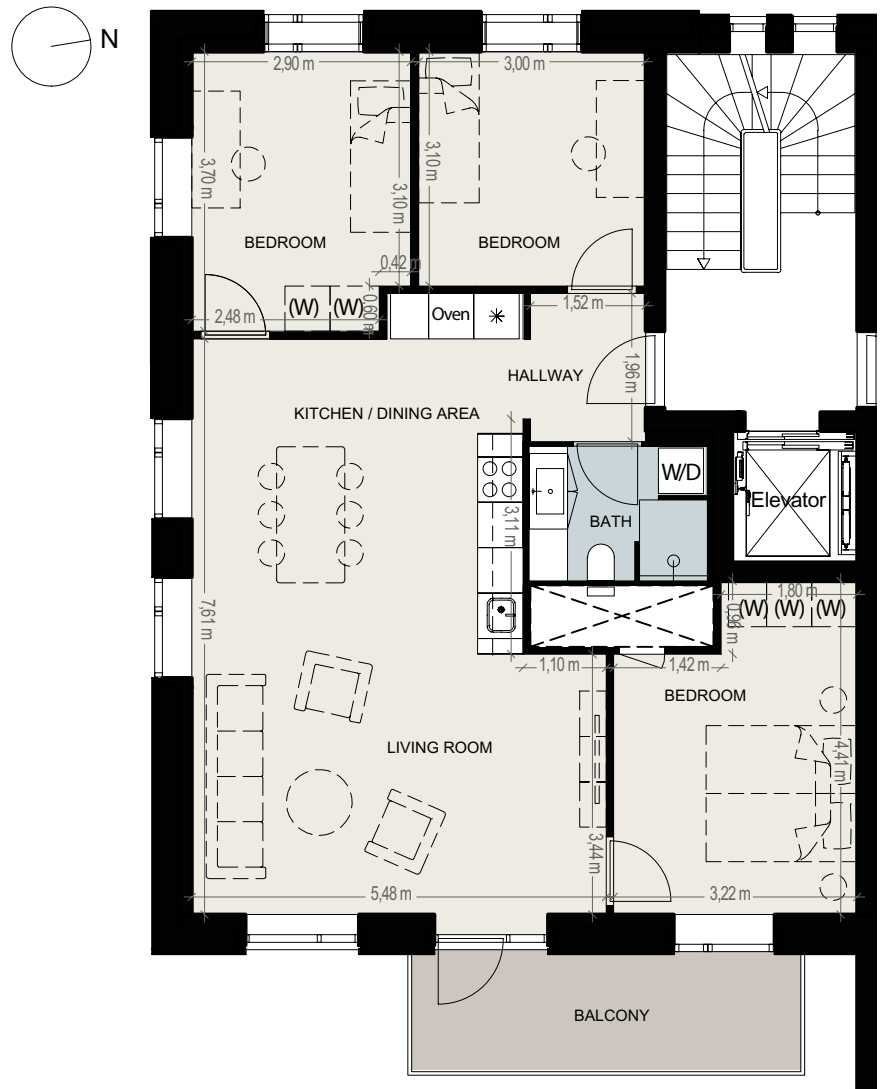
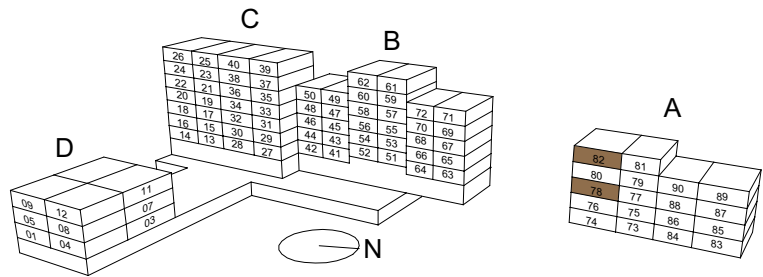
- * Refrigerator and freezer
- ○ ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▽ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence



Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.

UNIT 78-82

2-4. FLOOR | 109 SQM | 4 ROOMS



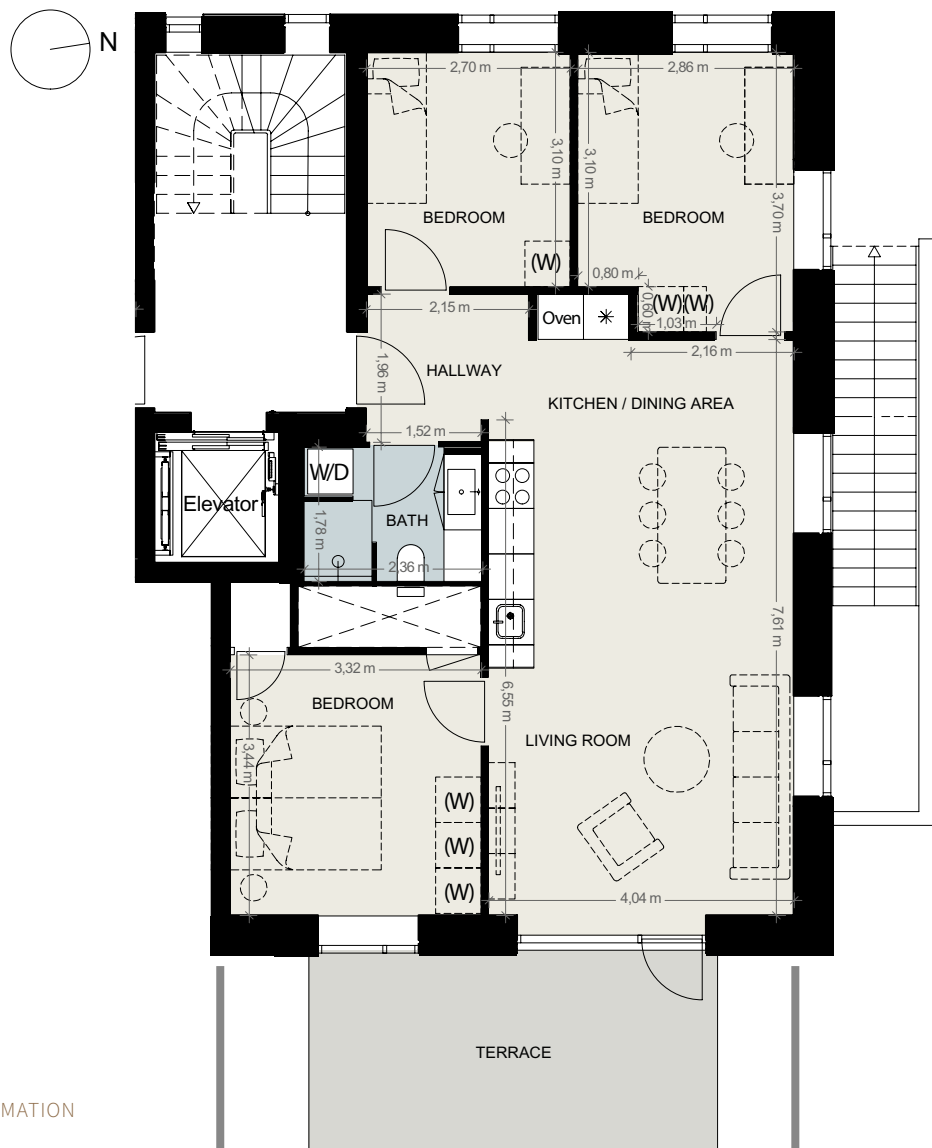
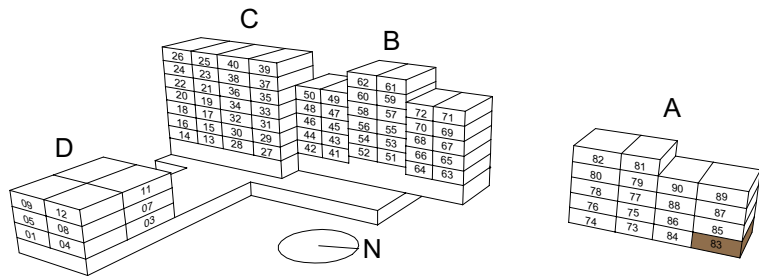
LEGEND INFORMATION

- * Refrigerator and freezer
- ○ ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▽ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence



Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.

UNIT 83
GROUND FLOOR | 99 SQM | 4 ROOMS



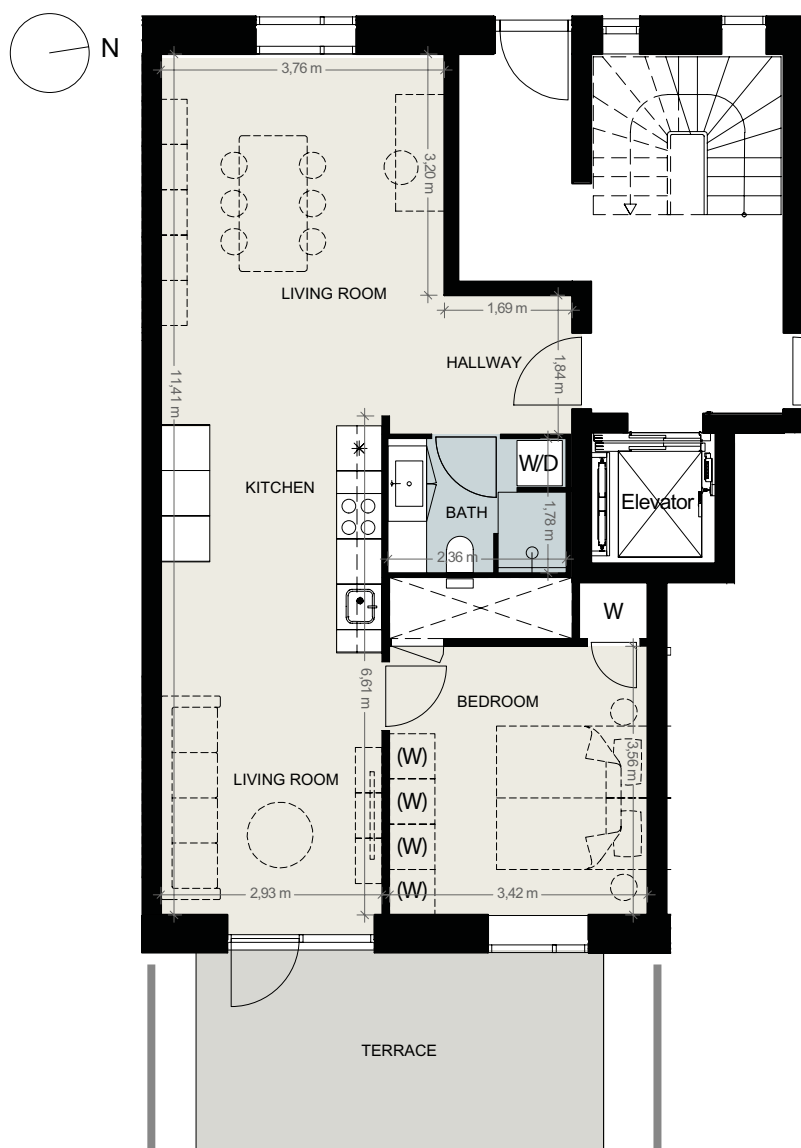
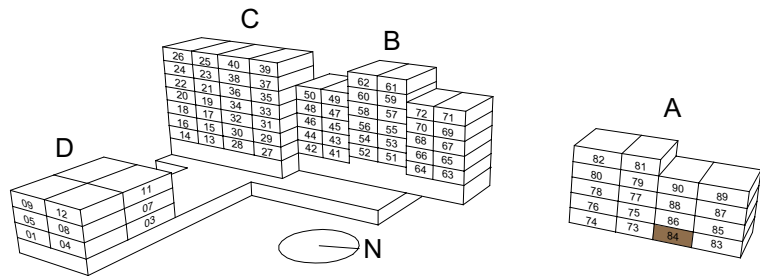
LEGEND INFORMATION

- * Refrigerator and freezer
- ○ ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- △ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- Private terrace fence



Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.

UNIT 84
GROUND FLOOR | 79 SQM | 2 ROOMS



LEGEND INFORMATION

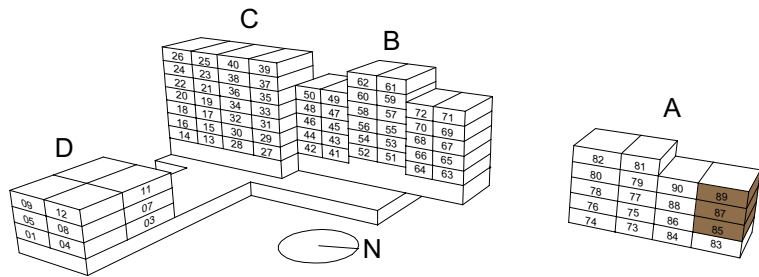
- * Refrigerator and freezer
- ○ ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- △ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- Private terrace fence



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UNIT 85-87-89

1-3. FLOOR | 100 SQM | 4 ROOMS



LEGEND INFORMATION

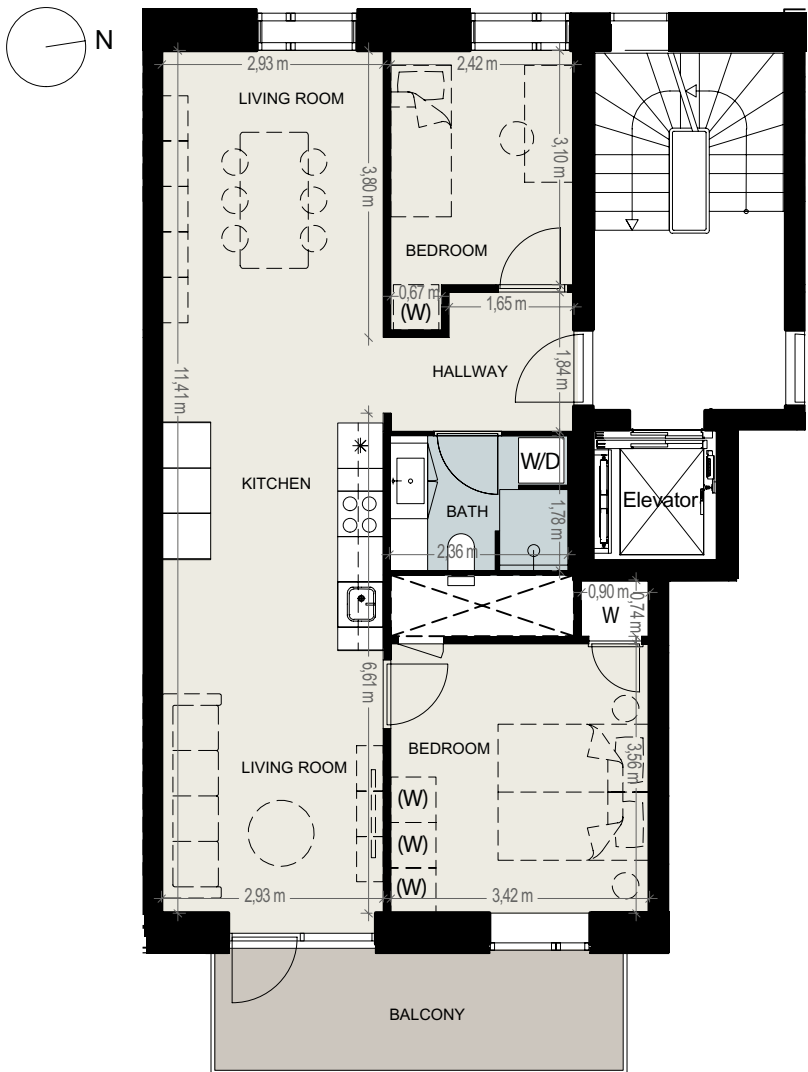
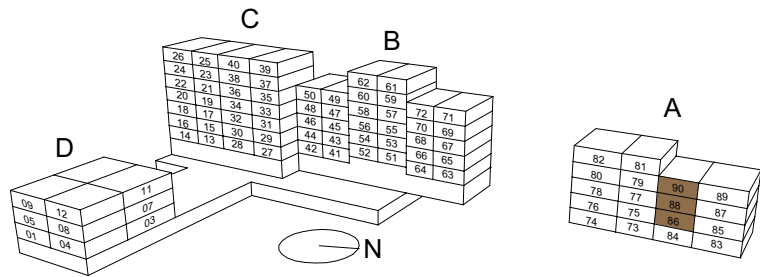
- * Refrigerator and freezer
- ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▤ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
- ▬ Private terrace fence



Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.

UNIT 86-88-90

1-3. FLOOR | 86 SQM | 3 ROOMS



LEGEND INFORMATION

- * Refrigerator and freezer
- ○ Stove
- Oven Oven in high cabinet
- Sink
- DW Dishwasher
- W/D Washer and dryer
- ▤ Inspection hatch
- ✕ Installation Shaft
- W Wardrobe
- (W) Possible location of wardrobe
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Please note that the plan measurements are wall-to-wall, not taking added elements such as cupboards, kitchen elements, interior stairs etc. into account. All measurements and surface areas are rounded off and preliminary. Please note that technical cupboards, stairs etc. may be placed differently or take up more space than shown. Window sections are subject to change. Subject to minor changes in the project as well as final inspection measurements by an authorized surveyor.



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All 3D visualisations are subject to change. Some technical trunking and cupboards may not be shown on these visualisations.

Plans are not drawn to scale and are subject to change.

The brochure has been made as a prospectus. The project is subject to change during the building fase, this may result in changes in the brochure and material.

Measurements and areas mentioned in the brochure, including plans, are all temporary and subject to change.

Version 3, April 29th 2020



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