



# BLUE HOUSE

## COPENHAGEN

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**Private Living** - *Flexible home for a large family.*

**Live & Work** - *Private living upstairs, business, clinic or office below.*

**Live & Earn** - *Private living upstairs with established rental potential below.*

**PRICE DKK 13,500,000**

# Property facts

Principal specifications, costs and public registration details.

## ADDRESS

Amager Landevej 25, 2770 Kastrup

## ANNEX

12 m<sup>2</sup>

## SELLER

Happy CPH ApS - CVR 37904236

## BUILT / REMODELLED

1926 / 1983

## PROPERTY TYPE

Detached single-family house

## HEATING

Natural gas boiler - replaced 2017

## RESIDENTIAL AREA

194 m<sup>2</sup>

## PARKING

Private parking for up to 2 cars

## BASEMENT

92 m<sup>2</sup>

## BICYCLE STORAGE

Two bicycle sheds / storage rooms

## PLOT AREA

813 m<sup>2</sup>

## BFE NUMBER

2107612

## GROUND FLOOR / BUILDING AREA

110 m<sup>2</sup>

## CADASTRAL NUMBER

7u, Tårnby By, Korsvejen

## FIRST-FLOOR / UTILISED ATTIC AREA

84 m<sup>2</sup>

## WATER / SEWERAGE

Public supply and public sewer

## PRICE

**DKK 13,500,000**

Public valuation DKK 8,399,000

Land valuation DKK 5,220,000

## BASEMENT - 92 m<sup>2</sup>

Arranged for residential use with heating and insulation, two bathrooms and a newer kitchen. The basement also includes laundry, hobby and storage functions.

## Ownership and consumption costs

### Fixed ownership costs

|                                 |                 |
|---------------------------------|-----------------|
| Property value tax and land tax | DKK 59,500      |
| Building insurance              | DKK 6,000       |
| Waste collection                | DKK 4,500       |
| G/F Kristian II's Villaby       | DKK 1,200       |
| Total                           | DKK 71,200/year |

### Consumption-related costs

|                            |                 |
|----------------------------|-----------------|
| Natural gas - energy       | DKK 16,000      |
| Natural gas - distribution | DKK 15,000      |
| Electricity                | DKK 18,200      |
| Water and sewerage         | DKK 17,000      |
| Total                      | DKK 66,200/year |

Seller-supplied figures. Actual future consumption depends on occupancy and use. Optional fibre internet is not included.

# Space, character and flexibility

A distinctive property combining private living, established rental use and generous outdoor space.

## The property

Blue House Copenhagen combines private living with a proven rental layout. The first floor functions as a comfortable private apartment with kitchen/dining, living room, bedrooms, bathroom and a first-floor terrace. This allows an owner to live privately upstairs while using the remaining parts of the property separately.

The ground floor has for several years formed the core of an established rental business with separate guest rooms, entrance areas and access to the garden. The 92 m<sup>2</sup> basement adds further flexibility with heating and insulation, two bathrooms, a newer kitchen, laundry, hobby and storage functions.

For a buyer wishing to continue the rental activity, furniture, equipment, inventory and other items related to the operation may be included in the transaction by separate agreement.

## Outdoor living and additional space

The separate 12 m<sup>2</sup> annex provides valuable additional space and is well suited to guests, a teenager, home office or hobby use. The annex is heated for year-round use and includes its own toilet and shower. Beside the annex is a small partially covered terrace, while a separate tool shed provides practical storage for a lawn mower and garden equipment.

The enclosed and secluded garden is a major part of the property, with fruit trees, lawn, mature planting and a large terrace with a substantial parasol providing shade and shelter. Private parking is available for up to two cars, and two bicycle/storage sheds add useful everyday capacity.

The property has been continuously maintained and upgraded. Many windows were replaced with modern energy-efficient units in 2018, cavity-wall insulation was carried out in 2018, and the heating system was replaced in 2017. In 2024, the private drainage system was substantially renewed, including new chambers and fibreglass lining of the main sewer connection.

## Location and future options

The location is central on Amager, with Copenhagen Airport, Amager Strandpark, Kastrup Marina, the motorway network and the Øresund connection all within easy reach. Bus 5C stops close to the property with direct connections towards Copenhagen Airport, Copenhagen Central Station, City Hall Square and Nørreport. Central Copenhagen can be reached by bicycle in approximately 20 minutes.

District heating is available in the area. The roof space may also offer potential for approximately 35 m<sup>2</sup> of additional usable area, subject to technical assessment, applicable building regulations, authority approvals and suitable permanent access. Current access is by pull-down loft ladder.



| PRIVATE UPPER FLOOR         | RENTAL POTENTIAL              | OUTDOOR SPACE               | FUTURE FLEXIBILITY                             |
|-----------------------------|-------------------------------|-----------------------------|------------------------------------------------|
| Comfortable owner apartment | Established guest-room layout | Secluded garden and terrace | Approx. 35 m <sup>2</sup> roof-space potential |

# Apartment - First Floor

Private upper-floor living with bedrooms, bathroom, open living space and first-floor terrace.



Living area



First-floor terrace



Staircase



Living room



Bathroom



Bedroom



Guest / children's room



Separate entrance

The first floor can function as a comfortable private apartment while the ground-floor accommodation is used separately.

# Ground Floor

Guest rooms and entrance areas - a proven accommodation layout with two older but operational air-conditioning units.



Entrance / corridor



Corridor



Room 1



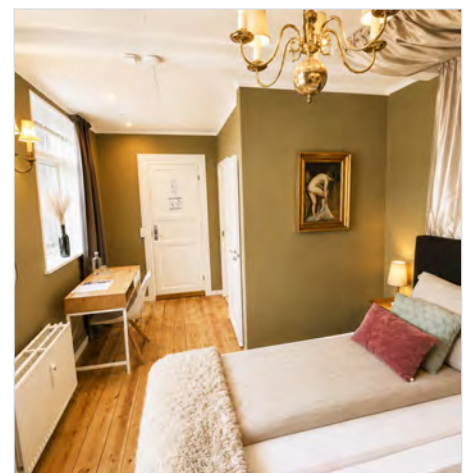
Room 2



Room 3



Room 4



Room 5

# Basement

92 m² with kitchen/dining, bedroom, bathrooms, laundry/hobby space and practical storage.



Kitchen / dining



Laundry / hobby room



Bedroom



Entrance / vanity area



Bathroom



Bathroom



Separate toilet



Stair connection



Stair connection to garden

# Annex, garden and outdoor living

Separate annex, secluded garden, large terrace and practical exterior facilities.



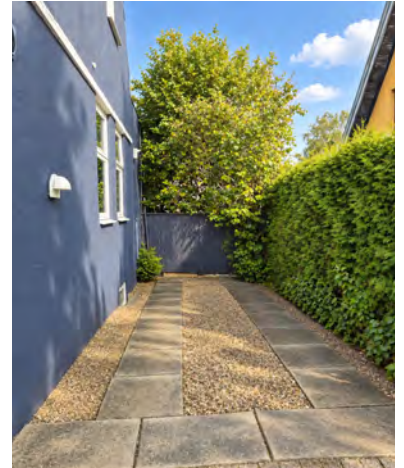
Annex exterior



Annex entrance / facilities



Annex room



Private parking for two cars



Private garden



Terrace and parasol

# Documentation and practical information

Key planning, legal and technical points.

## Public registration and planning

### Zone status

Urban zone in Tårnby Municipality.

### Municipal framework

1.B21 - Villabyen; low-density residential use.

### Local plans

Local Plan No. 4 and supplement No. 4.1.

### Building case

Current public property data state that no building case is in progress.

### Oil tank

No oil tank is registered for the property in the current public property data.

### Water and sewerage

Public water supply and connection to the public sewer system.

### District heating

District heating is available in the area. A buyer may investigate connection if a change from the current heating solution is desired.

### Environmental and preservation status

No mapped soil contamination is registered. The property is subject to general urban soil classification. No listed-building status or registered preservation value is recorded.

## Reports and available material

### Additional reports

No current condition report, electrical installation report or valid energy performance certificate has been prepared for the present sale. If requested by a serious prospective buyer, these reports can be commissioned as part of the sales process.

### Available documents

BBR property record, Land Registry certificate, public property summary, public valuation, planning material, environmental property data, municipal clarification concerning the former building case and updated floor plans.

### Technical improvements

Heating system replaced in 2017; many windows and cavity-wall insulation upgraded in 2018. Major private drainage improvements were completed in 2024, including new chambers and fibreglass lining towards the public sewer.

### Appliances and rental inventory

Various existing appliances, including refrigerators, washing machine, tumble dryer, dehumidifier and similar equipment, are intended to be included. If the buyer continues the rental activity, related furniture, room equipment and other inventory may also be included by agreement.

### Roof-space potential

Approximately 35 m<sup>2</sup> of additional roof space may offer potential for future conversion or other use, subject to technical assessment, applicable building regulations, authority approvals and the establishment of suitable permanent access.

## Registered easements - summary

1923 building/use provisions and owners association rules · 1942 and 1981 access/shared entrance arrangements · 1946 aviation obstacle and building-line provisions · 1990 awning servitude · 1992 town-planning by-law · 2008 Local Plan No. 4.1 supplement.

## Buyer file and supporting material

The sales material is intended as a practical overview for prospective buyers, banks and advisers. The underlying public records and legal documents remain the authoritative sources and should be reviewed as part of the buyer due-diligence process.

- BBR property record
- Land Registry certificate
- Property Data Report
- Public property valuation
- Municipal planning material

- Environmental property data
- Road supply map
- Raw materials plan
- Historic energy report (2011)
- Updated floor plans

## SALES PROCESS

If a serious prospective buyer requests a current condition report, electrical installation report or valid energy performance certificate, these can be commissioned as part of the sales process. Any future conversion, extension or change of use should be assessed against the applicable plans, building regulations, easements and authority requirements.

# First floor plan

84 m<sup>2</sup> utilised attic area · first-floor terrace · kitchen/dining · living room · bedrooms · bathroom

## 1. SAL

FORMAT: 1:80

PRINT: A4



Room areas shown on the plan are approximate. Official property areas are stated according to BBR.

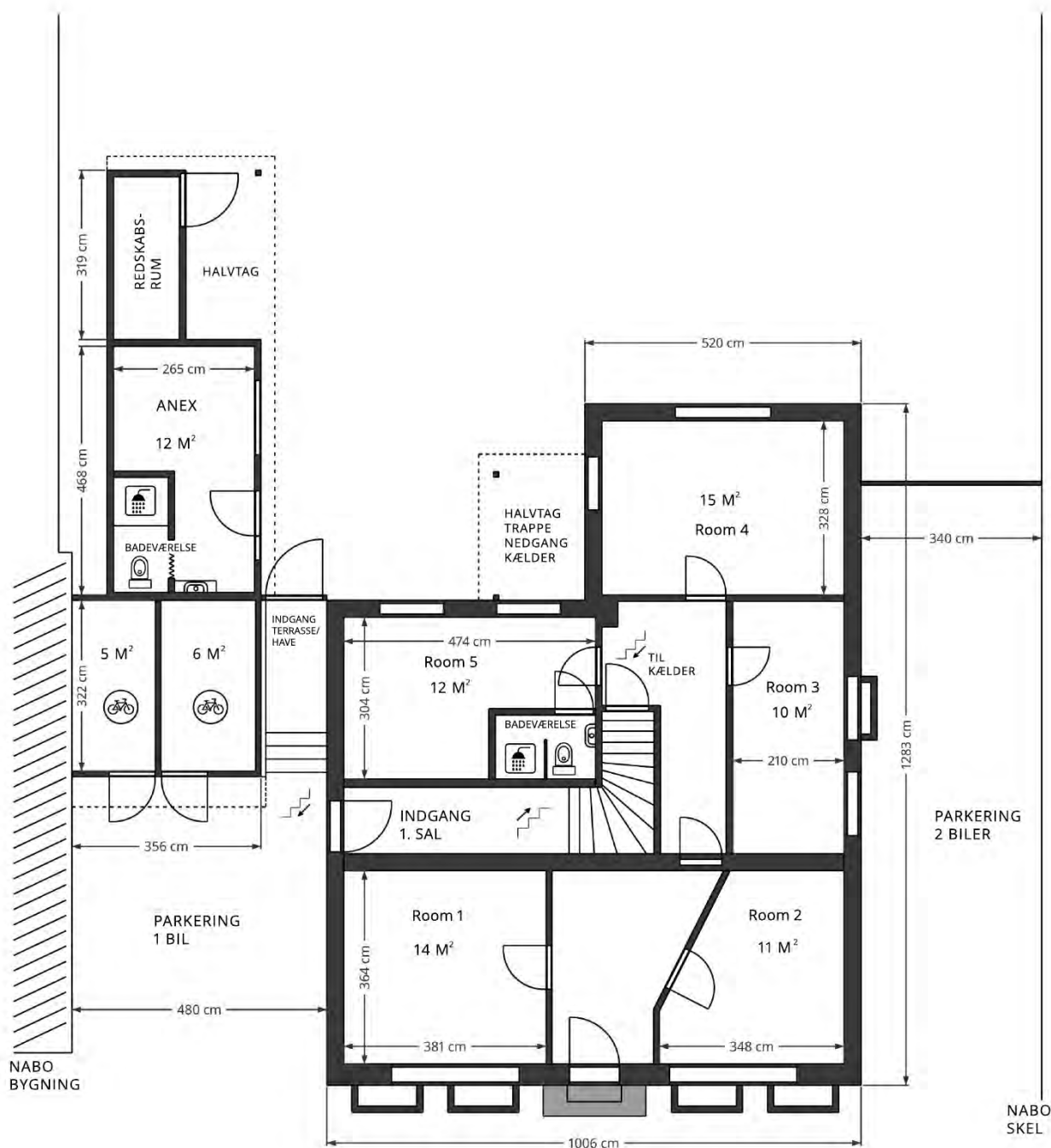
# Ground floor plan

110 m<sup>2</sup> building area · guest rooms · annex · entrances · access to basement and first floor

## STUEPLAN

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Room areas shown on the plan are approximate. Official property areas are stated according to BBR.

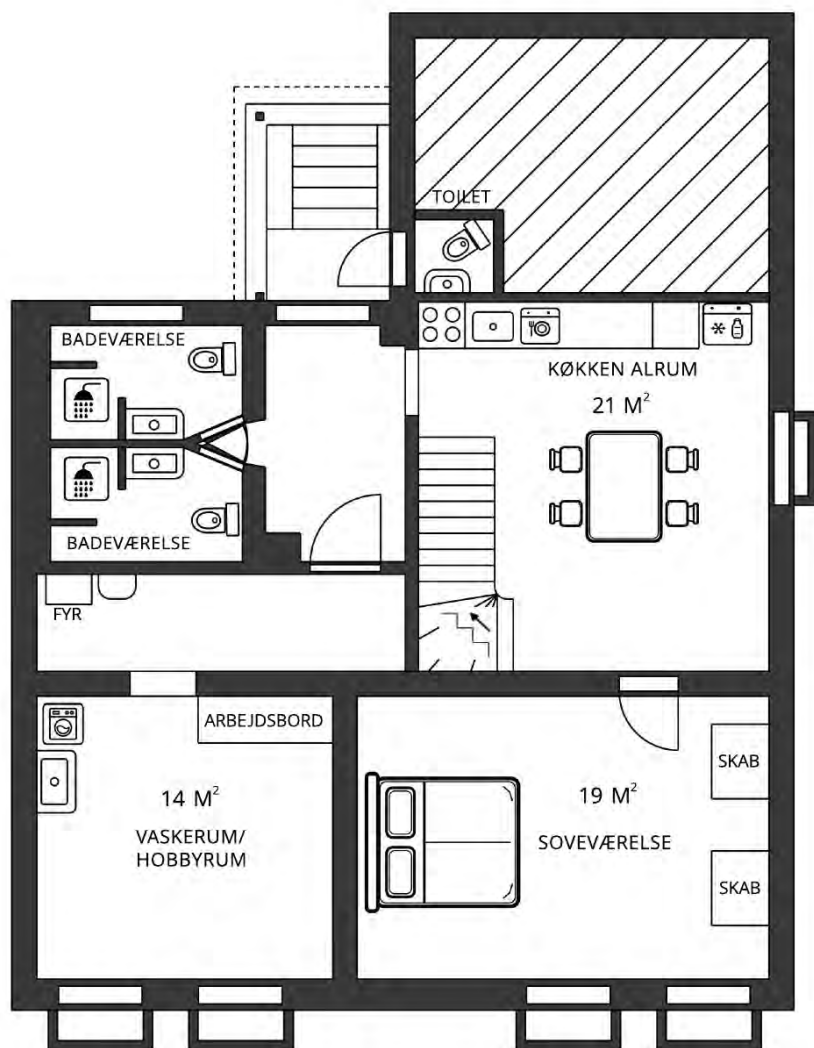
# Basement plan

92 m<sup>2</sup> · kitchen/dining · bedroom · laundry/hobby room · bathrooms · storage

## KÆLDER

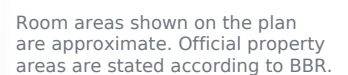
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Room areas shown on the plan are approximate. Official property areas are stated according to BBR.

813 m<sup>2</sup> plot · annex 12 m<sup>2</sup> · bicycle/storage sheds · terrace/garden · private parking for up to two cars



# Contact and viewing

For further information or to arrange a private viewing, please contact:

## SELLER

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## LEGAL ASSISTANCE

### **Advokatfirmaet Jan Bo Busholdt**

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Phone 38 19 99 29

## FULL PROPERTY PRESENTATION

**bluehousecph.dk**



Scan to view photos, floor plans,  
video and property information.

The property is offered for sale by Happy CPH ApS with legal assistance from Advokatfirmaet Jan Bo Busholdt. Prospective buyers should appoint their own independent legal, financial and technical advisers.