

Østerbro Rooftops



Summary and history

- Sustainability in focus
- Optimised floorplan resulted in one extra apartment
- Letting completed in six weeks, no vacancy

The property was originally built in 1954 as a multistorey car park but has since been converted into a dormitory in 2005 with 102 units between 28–48 sqm.

The property is located in Østerbro which is one of Copenhagen's historical and highly sought-after neighbourhoods with lots of shops, restaurants, and cafés.

Both S-train and metro stations are close by and can be reached within a five-minute walk. Fælledparken, the largest park in Copenhagen, and the closest beach are both found within one kilometre.

VIGA acquired the property in November 2022 with the aim to turn it into a modern micro living property by undertaking a thorough refurbishment and adding an extra unit through floorplan optimisation. On the top floor a large common area has been created with lounge areas, lots of seating for common dinners and a designated area for studying and work.

The property has two terraces: a terrace deck on the 1st floor and a roof terrace on the top floor offering a 360° view of the beautiful neighbourhood.



Project description

Sustainability, design and acoustics

The stylish expression of the facades from the renovation in 2005 has been retained, whereas all interior surfaces as well as installations and fixtures have been upgraded to today's requirements and standards. The focus has been on quality, sustainability, design and comfort.

Sustainable kitchens

The kitchen manufacturer Designa is EPD verified and Swan-labelled. The cabinets used at Strynøgade are made of recycled wood and the tabletops are FSC-certified.

Dishwasher, combi oven, induction hobs, cooker hood and a large fridge have all been prioritised to create a modern, user-friendly and inspiring kitchen that you really want to use, which is not found elsewhere in many other micro living apartments.

All the previously installed kitchenettes have been dismantled, packed and shipped to Bosnia, where they will be refurbished and reused.



BEFORE AND AFTER



Bathrooms

The bathrooms have been reused to the greatest extent possible. Existing tiling on the walls and floors has been kept or partially replaced and re-grouted.

Sanitation has been replaced and lighting changed to LED while new mirrors with integrated lighting have been installed and walls freshened up with colours. New wash cabinets are supplied by Designa and made of recycled wood.

Floors

Existing wooden floors have been preserved where possible, sanded and oiled with Bona Craft Oil produced by modified vegetable oils, certified GREENGARD for low indoor emissions.

New floors use LVT (luxury vinyl tiles) from Interface, which is made from 39% recycled materials, certified GREENGUARD Gold, and which is fully recyclable going forward.

LVT is a maintenance-free floor covering that is impact sound insulating (16 dB) and contributes to improved acoustics.



BEFORE AND AFTER

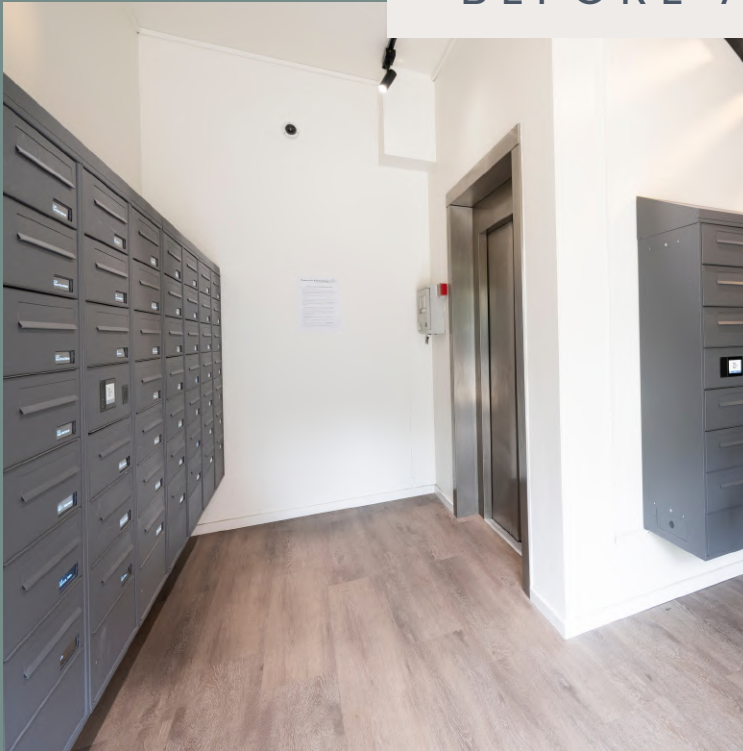


Kollegiet er
video-
overvåget

The residence
area is under
video surveillance



BEFORE AND AFTER



Lighting and other upgrades

All lighting installations have been changed to LED lighting, and lighting in common areas are equipped with automatic control and sensors. This has reduced power usage by approximately 50%.

Doors have been equipped with the new intelligent locking system S50 from iLoq, which can be administered and coded remotely. Residents receive an electronic key on their mobile phone, which is coded specifically for access to their apartment and all common areas.

New mailbox system from RENZ with electronic displays can also be managed and changed remotely. Residents use their electronic iLoq key on the mobile phone to access their individual mailbox.

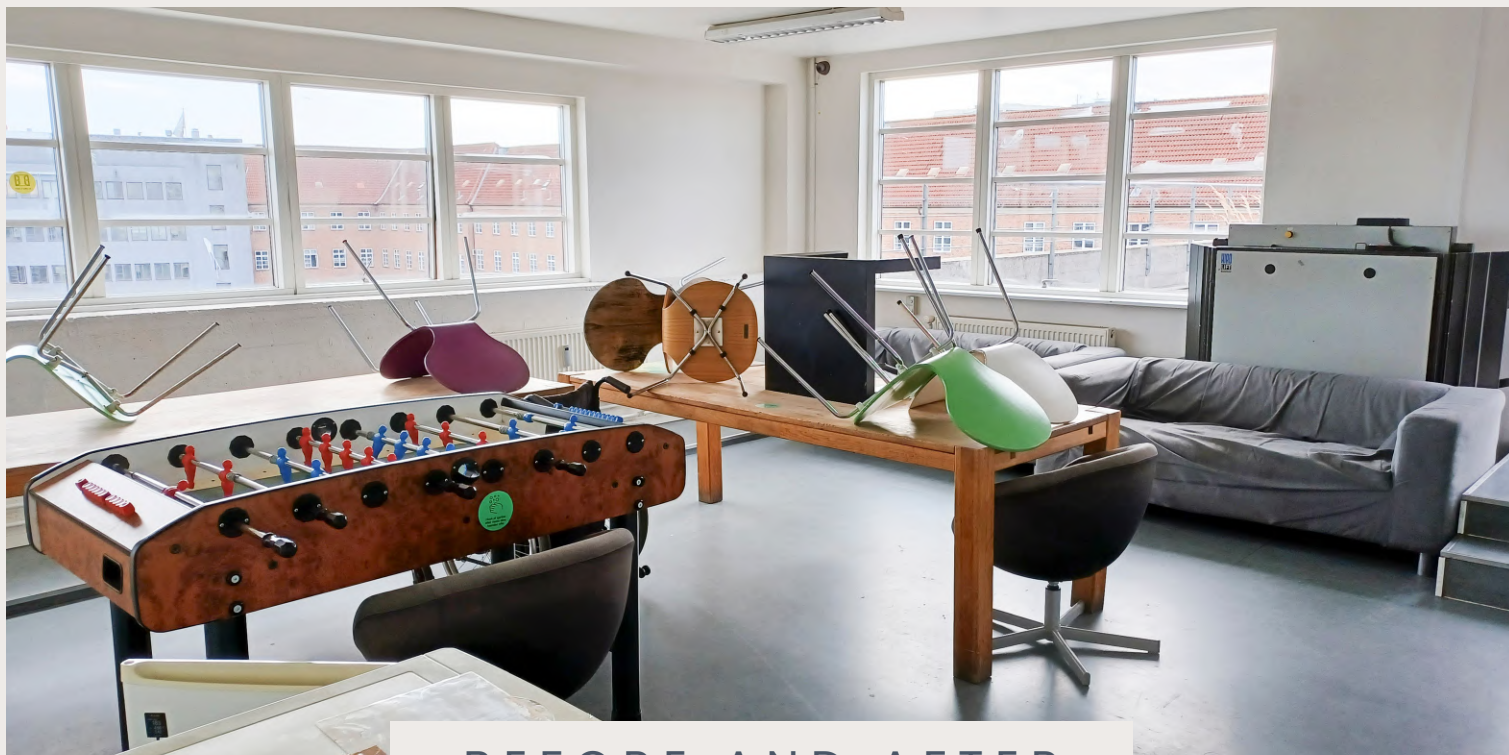
Common areas have been equipped with video surveillance to ensure residents a safe living environment.

Common areas and conversions

Three smaller common kitchens have been converted into residential apartments with direct terrace access. On the 5th floor, two apartments were eliminated and the common room enlarged to include co-working area, lounge and dining area.

A large new kitchen with all appliances has been installed, enabling residents to cook together. From the large common room there is direct access to the newly renovated large roof terrace with zoned lounge areas and pergolas.

There is also a lot of outdoor furniture consisting of benches, tables and chairs which provides residents with the opportunity to eat outdoors with a view over the rooftops of Østerbro.



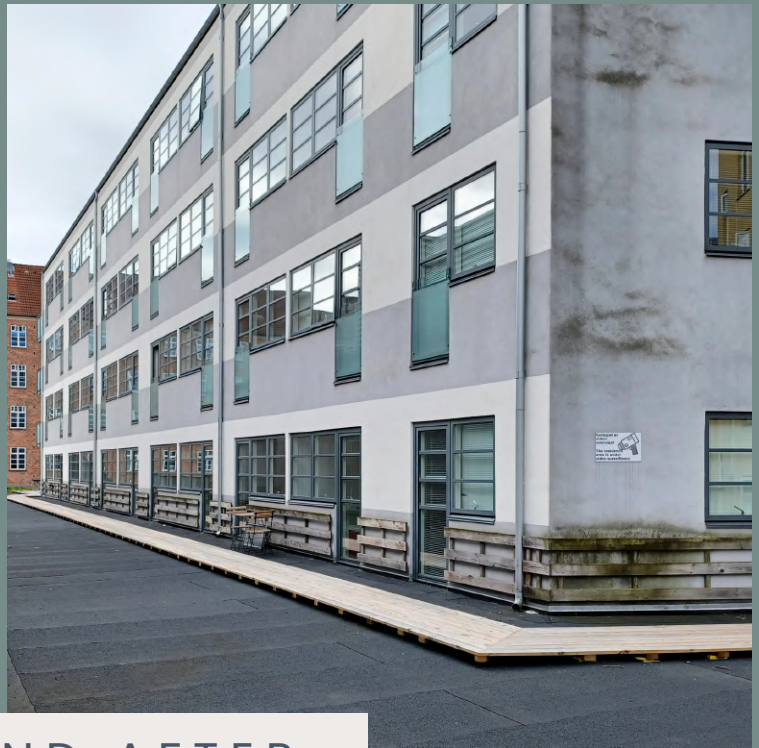
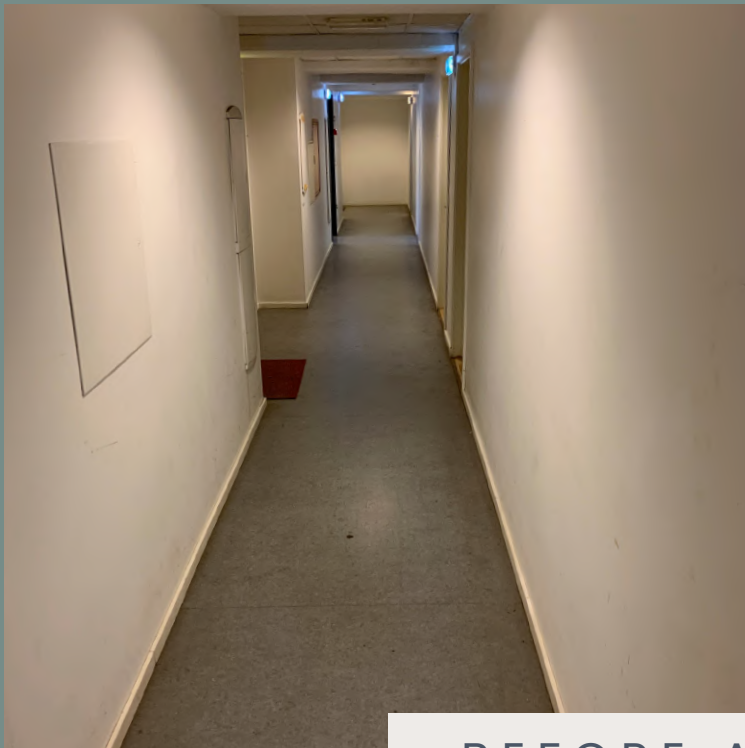
BEFORE AND AFTER





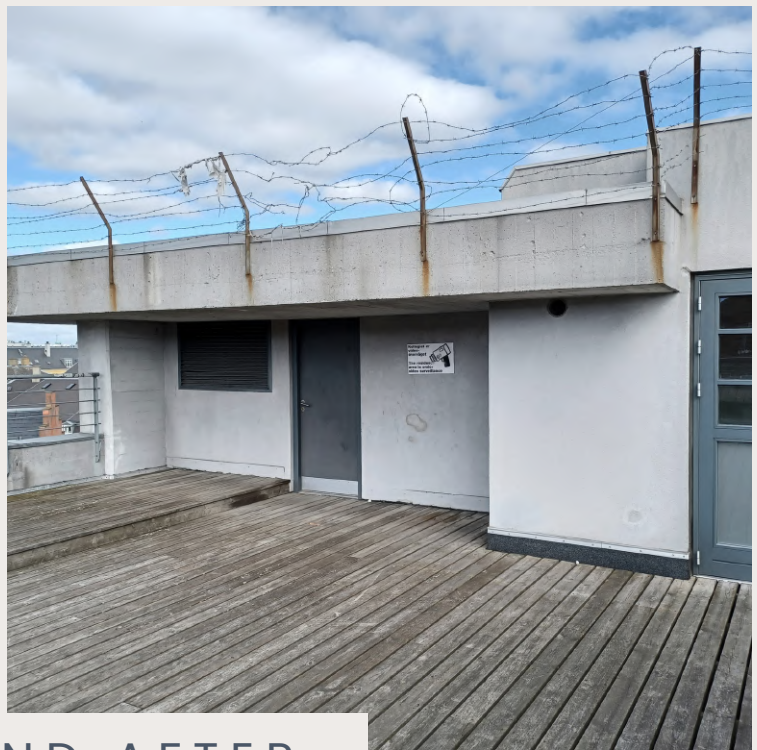
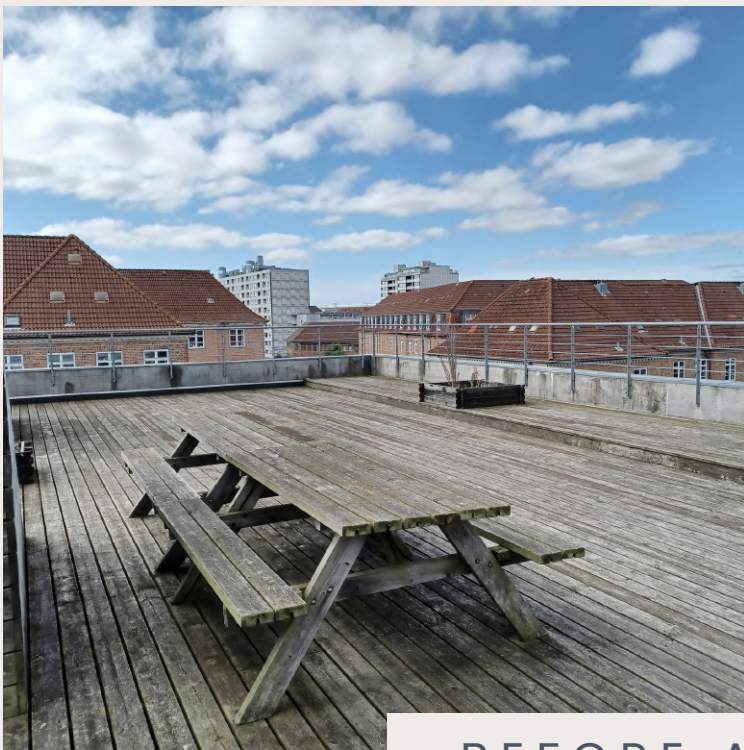
BEFORE AND AFTER



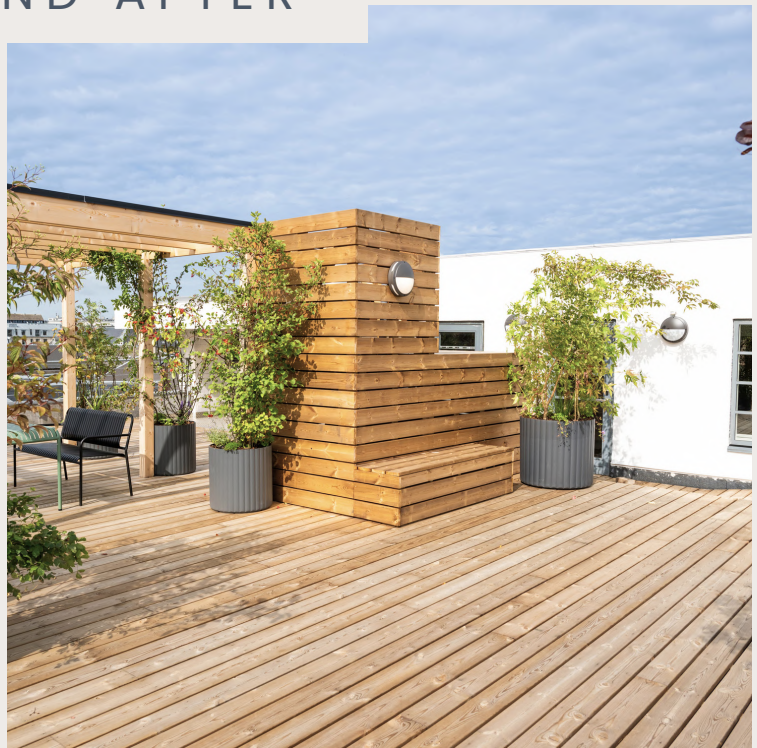


BEFORE AND AFTER





BEFORE AND AFTER



Letting

Tenants moved in continuously as floors were completed and handed over from the contractor, enabling completed units to be rent generating as early as possible. The five floors were handed over in four phases during a period of two months.

HOME was chosen as letting agent on the basis of their expertise and experience with letting new-build projects such as this. They furnished one of the units so that potential tenants could get an impression of the feel and look of an occupied apartment. This is particularly important when letting micro living apartments, as it is difficult to visualise, how it is possible to fit all the desired furniture into the limited space.

Statement from HOME: " We have let a great many projects over the years, but Østerbro Rooftops is the project where we have experienced the highest "hit rate" ever, in relation to how many of those present at showings also choose to reserve a lease. On average, the "hit rate" has been over 80%, which is very impressive.

The success is due, among other things, to the location of the property combined with the choice of materials, interior design and the great communal facilities. In addition, there are not just one but two large roof terraces."

