

# WHO ARE WE

As a **family-driven business** originating from Jutland, we provide high-quality apartments in Copenhagen, tailored to expats.

With **firsthand experience as expats** in Kuala Lumpur, we understand that employees perform better and adapt faster, when they feel at home and have the right support from day one.

**One** of us even **live in Carlsberg City**, offering **close support**, **local insights**, and **personalized recommendations** to ensure your employees have a smooth and enjoyable stay while living and working abroad.



Astrid Hvorslev  
Support



Asbjørn Hvorslev  
Support



Steffen Birk Hvorslev  
Owner

# ASA PROPERTIES

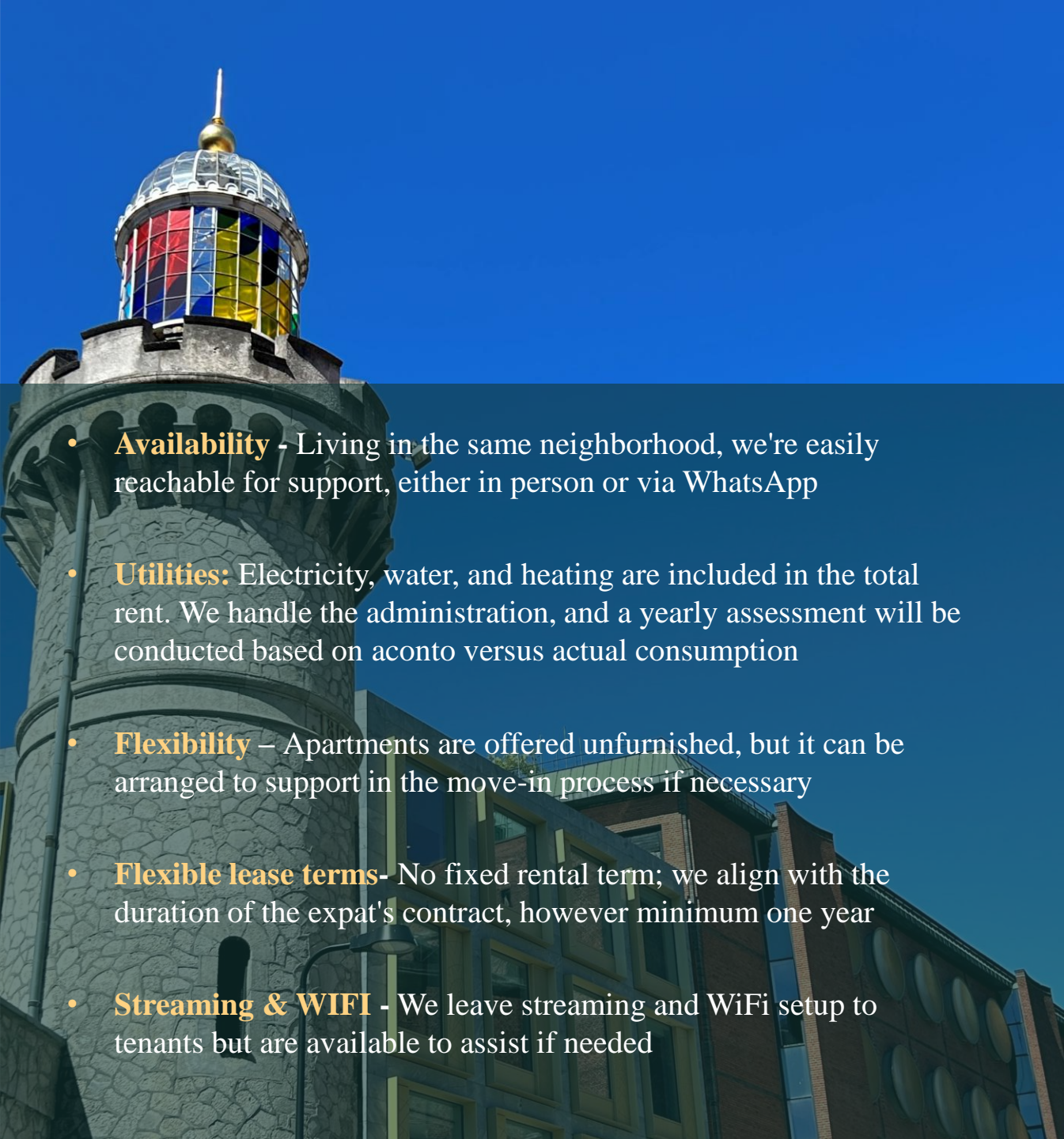
Contact details: Phone/WhatsApp: +45 27 52 91 91, Email: [Info@asa-properties.com](mailto:Info@asa-properties.com)



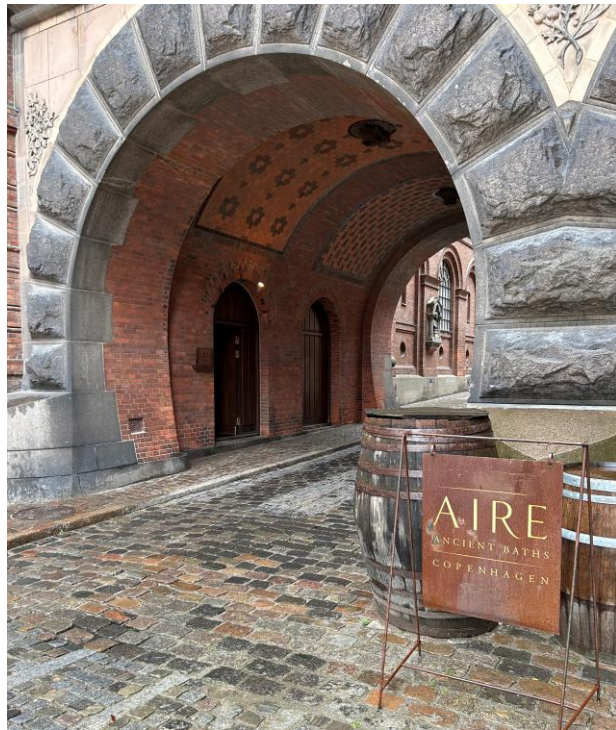
# WHAT DO WE OFFER

The three modern apartments are located centrally in the Carlsberg City district with two of them being in Høffding tower and the third one in Stilling hus.

- *Høffding tower apartment 1* – [see details here](#)  
62m<sup>2</sup> + 2m<sup>2</sup> balcony on the 25<sup>th</sup> floor (Two rooms)
- *Høffding tower apartment 2* – [see details here](#)  
116m<sup>2</sup> + 2m<sup>2</sup> balcony on the 19<sup>th</sup> floor (Four rooms)
- *Stilling hus apartment 3* – [see details here](#)  
94m<sup>2</sup> + 5m<sup>2</sup> balcony on the 5<sup>th</sup> floor (Four rooms)

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- **Availability** - Living in the same neighborhood, we're easily reachable for support, either in person or via WhatsApp
  - **Utilities:** Electricity, water, and heating are included in the total rent. We handle the administration, and a yearly assessment will be conducted based on aconto versus actual consumption
  - **Flexibility** – Apartments are offered unfurnished, but it can be arranged to support in the move-in process if necessary
  - **Flexible lease terms**- No fixed rental term; we align with the duration of the expat's contract, however minimum one year
  - **Streaming & WIFI** - We leave streaming and WiFi setup to tenants but are available to assist if needed





# WHY CARLSBERG CITY

Carlsberg City, nestled between Frederiksberg, Valby, and Vesterbro, offers a unique blend of urban life, historic architecture, and green spaces. With extensive parks, multiple and diverse dining options, grocery shopping, gym and much more, it's designed for an active and convenient place to live in Copenhagen.

Popular among internationals, this vibrant district is family-friendly, hosting a European school\* and offering convenient commuting options. Just 10 minutes by bike from the city center. Residents also enjoy easy access to offices outside Copenhagen, with the train/metro station a short 5-minute walk away from the apartments.

Visit [www.Carlsbergbyen.dk/en](http://www.Carlsbergbyen.dk/en) for more information and pictures

\*<https://escph.dk/>



# HØFFDING TOWER

## APARTMENT 1

Experience stunning city views from the 25<sup>th</sup> floor of this completely new, centrally located apartment, perfectly oriented to capture beautiful sunrises.

### Apartment basics

- Address: Ny Carlsbergvej 83, 25.1, 1799 København V
- Modern 2 room apartment: BBR 62m<sup>2</sup> + 2m<sup>2</sup> balcony
- Open for renting: 1<sup>st</sup> of June 2025
- Turning east towards downtown CPH and the Sound (Øresund)

### Facilities:

- Outside apartment: Elevator, underground parking (Fee), storage room
- Inside apartment: Balcony, dishwasher, washing machine and dry tumbler, floor heating, fridge/freezer, induction stove and oven

### Financials (in DKK)

- Base rent 16.500 per month
- Aconto 900 per month (water: 300, heating: 450, electricity: 150)
- Total rent: 16.500 + 900 = 17.400 per month
- To pay upfront:
  - Deposit of 49.500\*
  - One month prepaid total rent of 16.500
  - Total: 49.500 + 16.500 = 66.000

\*Deposit: Monthly base rent multiplied by three months



# HØFFDING TOWER APARTMENT 1





# HØFFDING TOWER APARTMENT 2

Rented out

Experience stunning city views from the 19<sup>th</sup> floor of this completely new, centrally located apartment, with four rooms which makes it a perfect fit for a family.

## Apartment basics

- Address: Ny Carlsbergvej 83, 19.2, 1799 København V
- Modern 4 room apartment: BBR 116m<sup>2</sup> + 2m<sup>2</sup> balcony
- Open for renting: 1<sup>st</sup> of June 2025
- Turning east/south towards downtown CPH and the Sound (Øresund)

## Facilities:

- Outside apartment: Elevator, underground parking (Fee), storage room
- Inside apartment: Balcony, dishwasher, washing machine and dry tumbler, floor heating, fridge/freezer, induction stove and oven

## Financials (in DKK)

- Base rent 22.700 per month
- Aconto 1.600 per month (water: 550, heating 800, electricity: 250)
- Total rent: 22.700 + 1.600 = 24.300 per month
- To pay upfront:
  - Deposit of 68.100\*
  - One month prepaid total rent of 22.700
  - Total: 68.100 + 22.700 = 90.800

\*Deposit: Monthly base rent multiplied by three months



# HØFFDING TOWER

## APARTMENT 2





# STILLING HUS APARTMENT 3

Rented out

Enjoy the sun on the balcony and the cozy courtyard of this completely new, centrally located apartment, with four rooms which makes it a perfect fit for a family.

## Apartment basics

- Address: Lagergade 46, 5. TV, 1799 København V
- Modern 4 room apartment: BBR 94m<sup>2</sup> + 5m<sup>2</sup> balcony
- Open for renting: 1<sup>st</sup> of April 2025
- Turning west and on the fifth floor

## Facilities:

- Outside apartment: Elevator, underground parking (Fee), storage room
- Inside apartment: Balcony, dishwasher, washing machine and dry tumbler, floor heating, Fridge/freezer, induction stove and oven

## Financials (in DKK)

- Base rent 19.500 per month
- Aconto 1.300 per month (water: 400, heating 700, electricity 200)
- Total rent: 19.500 + 1.300 = 20.800 per month
- To pay upfront:
  - Deposit of 58.500\*
  - One month prepaid total rent of 19.500
  - Total: 58.500 + 19.500 = 78.000

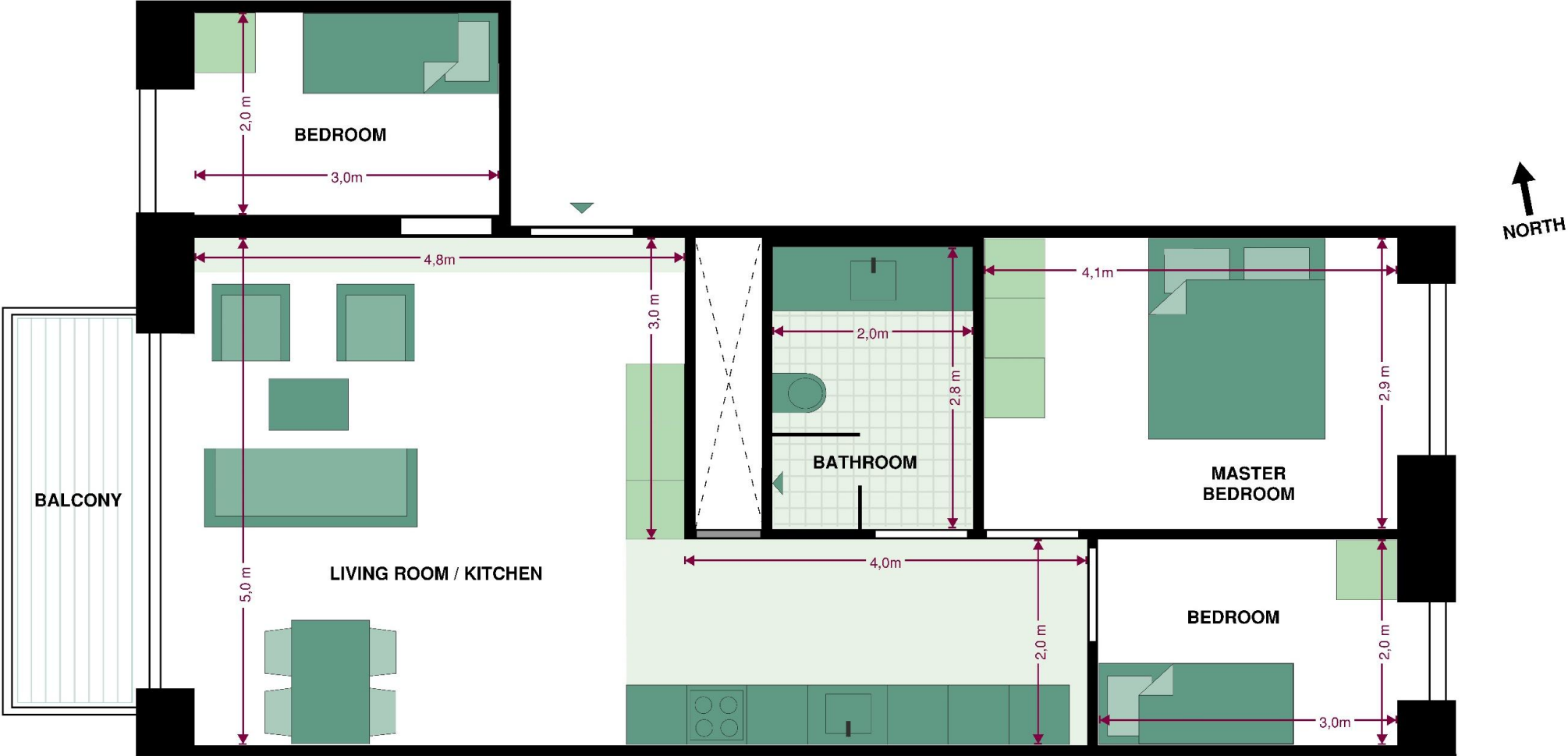
\*Deposit: Monthly base rent multiplied by three months





# STILLING HUS

## APARTMENT 3





# COMPANY FACTS

## **OWNERSHIP:**

ASA properties Copenhagen ApS, (cvr 10244749), is owned by SBH-Holding ApS (cvr 25926625)

## **ADDRESS:**

Svingelvej 8, 8840 Rødkærsbro, Denmark

## **WEBSITE:**

[www.asa-properties.com](http://www.asa-properties.com)

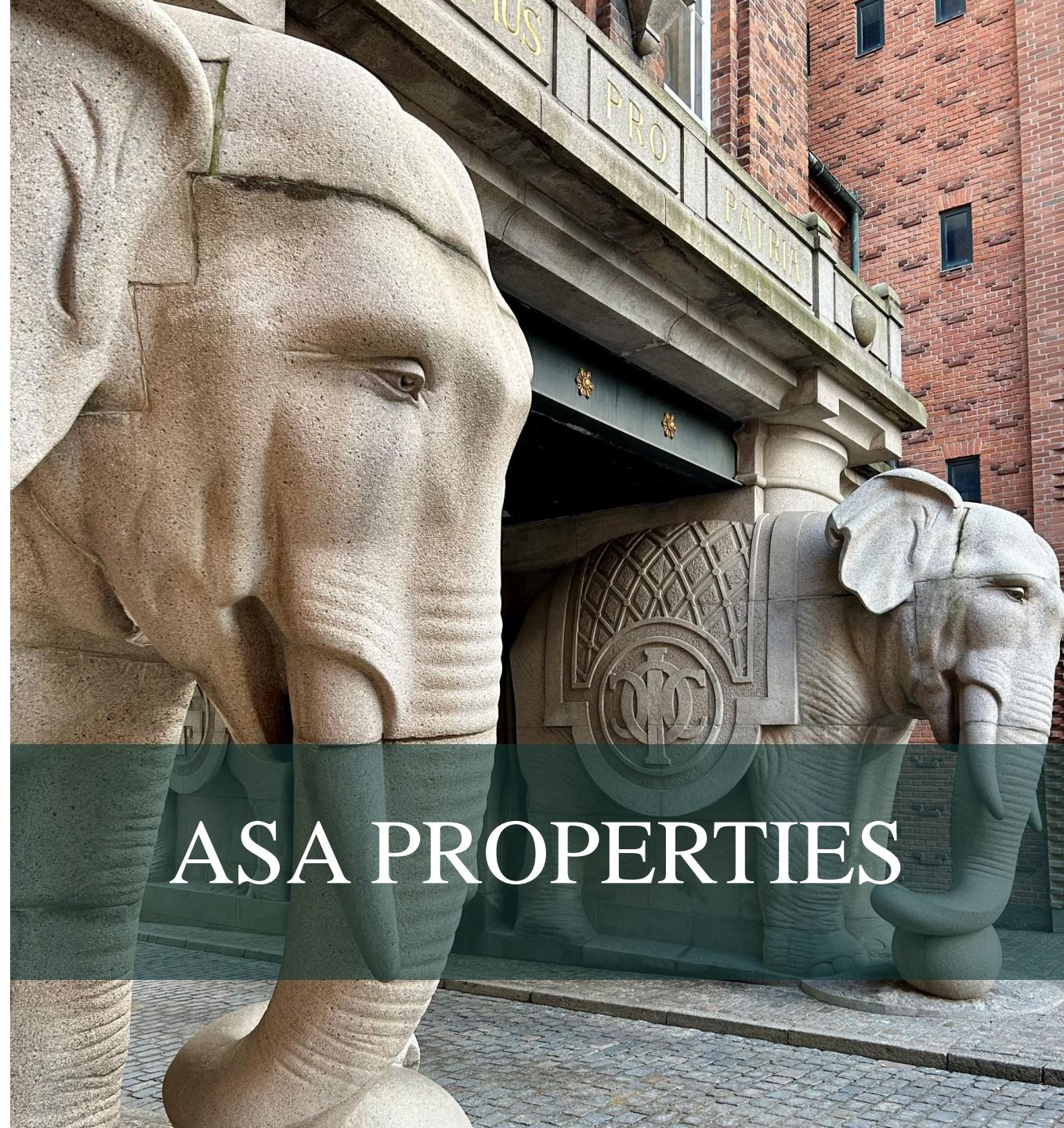
## **BANK:**

Nordea, Sankt Mathiasgade 68, 8800 Viborg, Denmark

## **CONTACT DETAILS FOR RENT:**

Phone/WhatsApp: +45 27 52 91 91

Email: [Info@asa-properties.com](mailto:Info@asa-properties.com)



ASA PROPERTIES