



TUBORG  
STRANDENG



KYSTHUSENE

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DENMARK'S  
MOST EXCLUSIVE  
APARTMENTS









# SEA AND WILD NATURE NEAR COPENHAGEN

In Tuborg Strandeng's hilly terrain, iconic buildings sprout, shaped by the elements and the landscape which surrounds them. The result is a unique area where you can live with free access to the sea and the pristine meadows – near Copenhagen.

## EXCLUSIVE HOMES IN A NEW LEAGUE

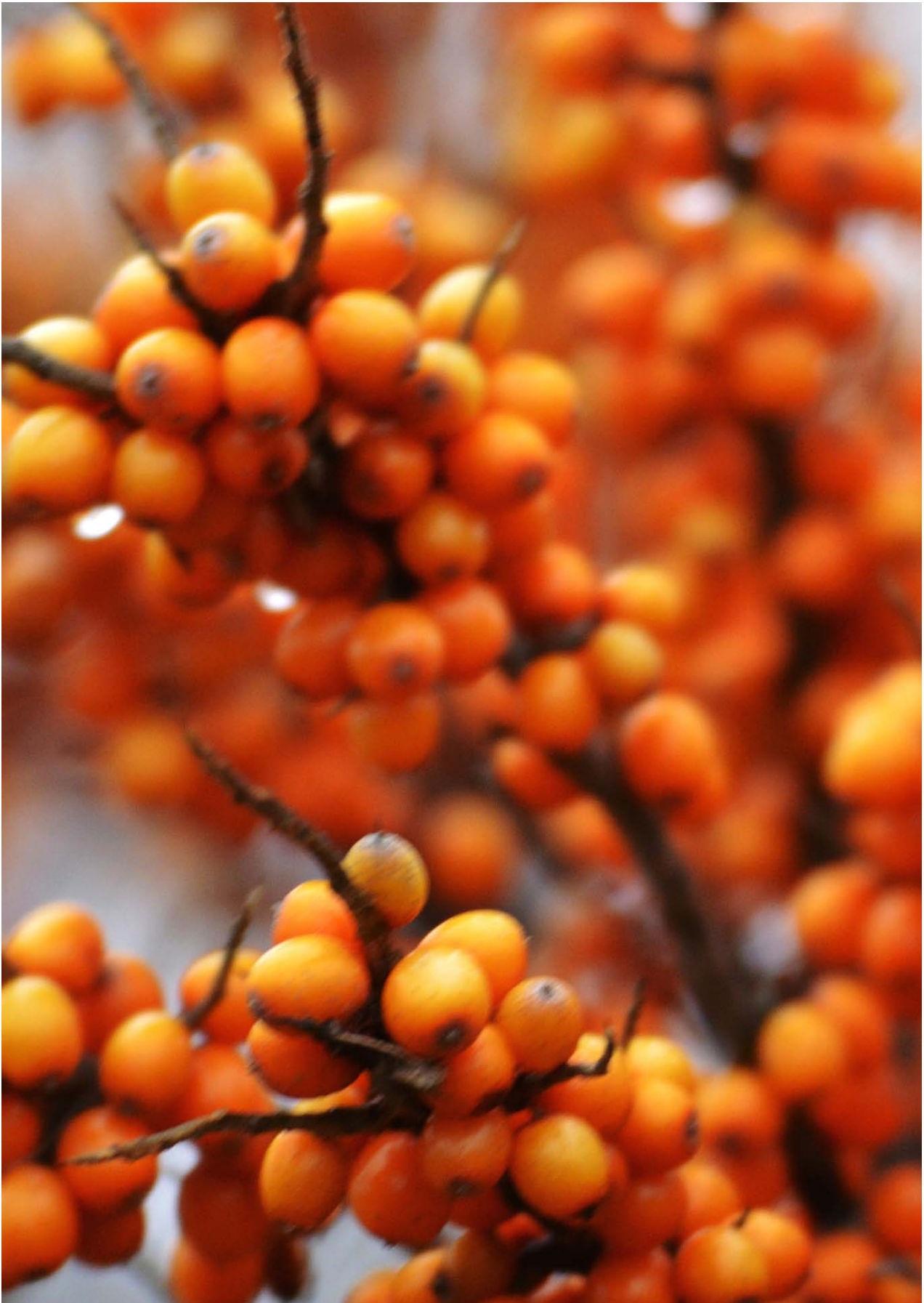
The 100,000 m<sup>2</sup> at Tuborg Strandeng is the very last stretch of coast to be developed in Gentofte Municipality. With the large area which has been transformed into wild meadow, it is the only area of its kind to date. In other words, the characteristic surroundings and sculptural construction create exclusive apartments in a league which has not previously been offered for sale or rent in Denmark.



*The vision for the area and the construction is being carried out by the internationally acknowledged architectural firm, Lundgaard & Tranberg, which is now providing Copenhagen with yet another architectural landmark.*







*Kysthusene are surrounded by various coastal plants. Further up the meadow there is slightly denser planting, for instance forest pine, elder and honeysuckle.*





## THE EXPERIENCE OF PRISTINE TERRAIN

Tuborg Strandeng's large, hilly area has a special vegetation and design which gives you the feeling of being in pristine and natural terrain. Between plants and hills, a number of nature trails meander, and the area's few roads have a coating of gravel-like asphalt, making the roads look like gravel roads. Cars are hidden and parked in underground parking basements, beautifully concealed under the landscape.

### SPECIAL VEGETATION

The large areas have a coherent low ground cover at varying heights – with everything from mare straw to English grass, bluebells, beach chamomile and other coastal vegetation. Lower shrubs and trees are scattered about. Hawthorn, sea buckthorn, Scots pine and rose hips. The vegetation in Tuborg Strandeng is a lot like the vegetation in the coastal area of North Zealand, Tisvilde Hegn, and differs distinctively from other exclusive buildings.



# ORGANIC TIERED ARCHITECTURE

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The exclusive Kysthusene have their outermost footing in the water – like rock formations, they rise from the sea and the coastal landscape itself. The sculptural buildings have a robust look which is taken from the classic Danish architectural tradition and, at the same time, is beautifully organic.

Sea. Sky. Storm. Rain. The coastal houses tower high over the sea as if to show their strength and ability to resist the elements. Then they shift through numerous different levels, columns and plateaus, as if shaped and dissolved by the hilly landscape around them.

**The staggered levels of the coastal houses provide a unique view of several corners of the world – and create more exciting outdoor spaces and flows of light.**



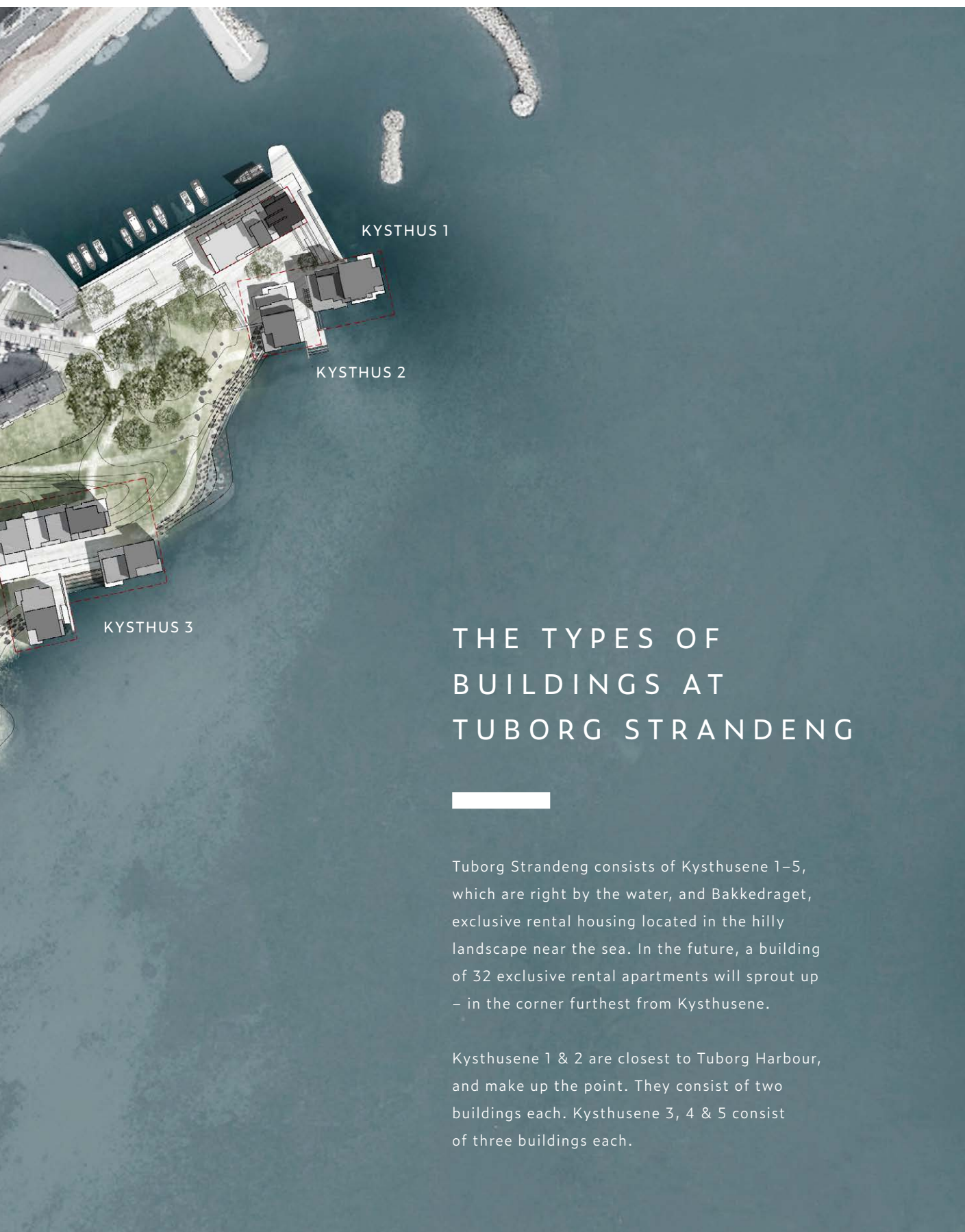




BAKKEDRAGET

KYSTHUS 4

KYSTHUS 5



## THE TYPES OF BUILDINGS AT TUBORG STRANDENG

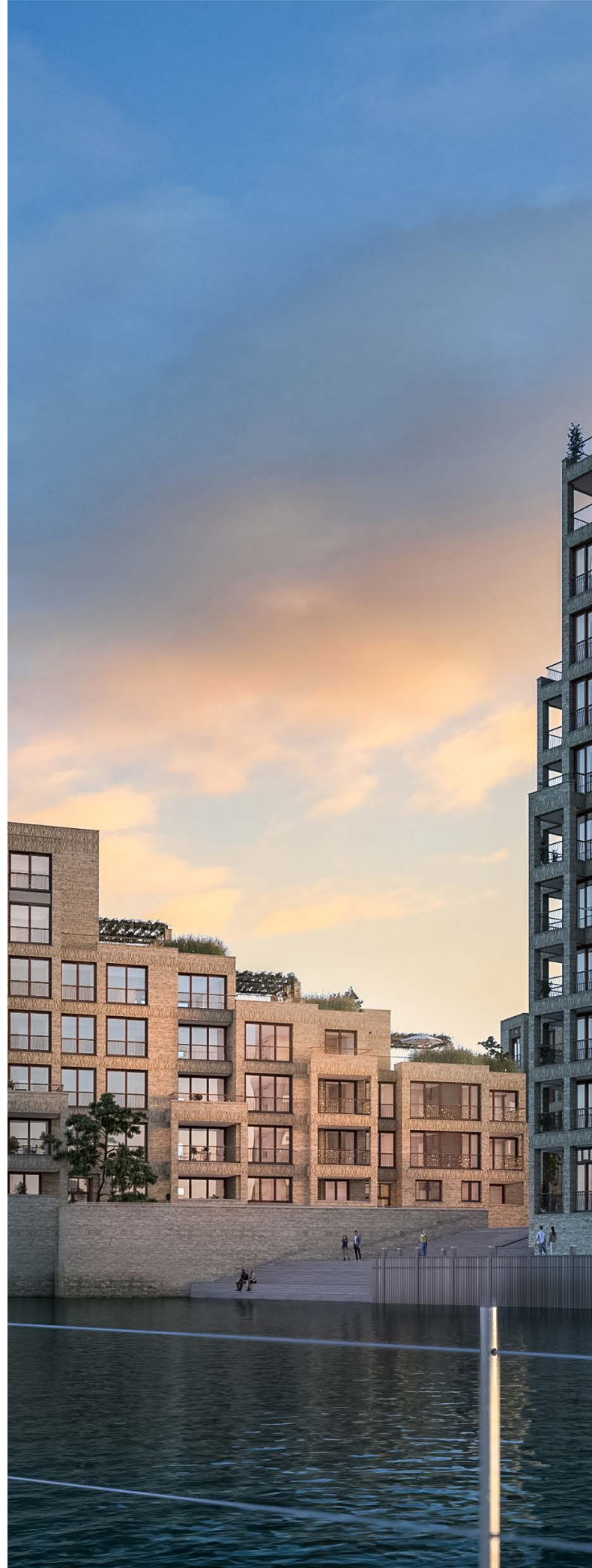
Tuborg Strandeng consists of Kysthusene 1–5, which are right by the water, and Bakkedraget, exclusive rental housing located in the hilly landscape near the sea. In the future, a building of 32 exclusive rental apartments will sprout up – in the corner furthest from Kysthusene.

Kysthusene 1 & 2 are closest to Tuborg Harbour, and make up the point. They consist of two buildings each. Kysthusene 3, 4 & 5 consist of three buildings each.

## THE PERFECT LOCATION ON THE SITE

Kysthusene stand at the waters' edge, flanked by bright boulders, and are primarily south-facing – with views over the Svanemøllebugten. The houses are designed as single-point houses and are placed in small, scattered clusters along the coast so that they occupy as little space as possible. This lets them create space for the large and open landscape to let the sun and the light pass unobstructed. To the other side, there is only the great sound and the sky above it.

**Here you get the unique gift of both morning and evening sun, as there are no neighbouring buildings to block the sun.**





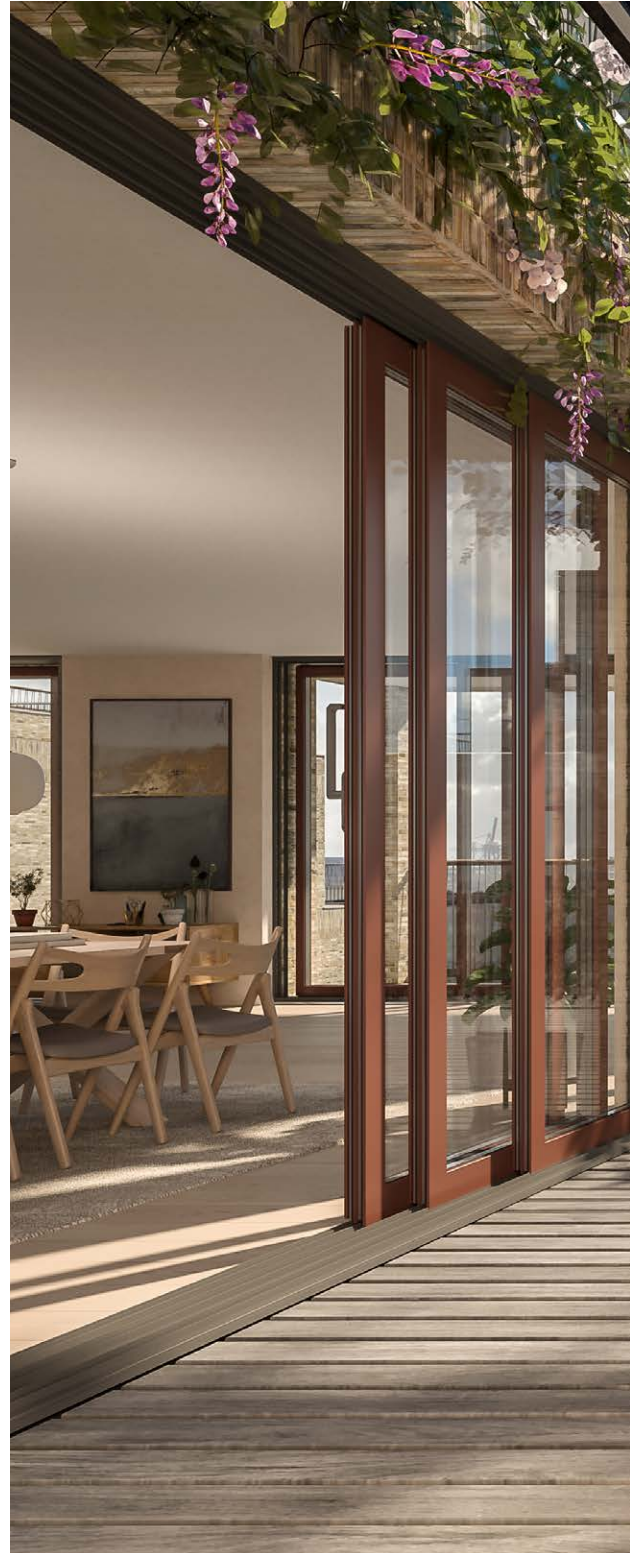
## ROOFTOP TERRACES, ROOF GARDENS AND BALCONIES



The exciting different levels of the Kysthusene architecture do not just create space and the best sea views, they also form many rooftop terraces.

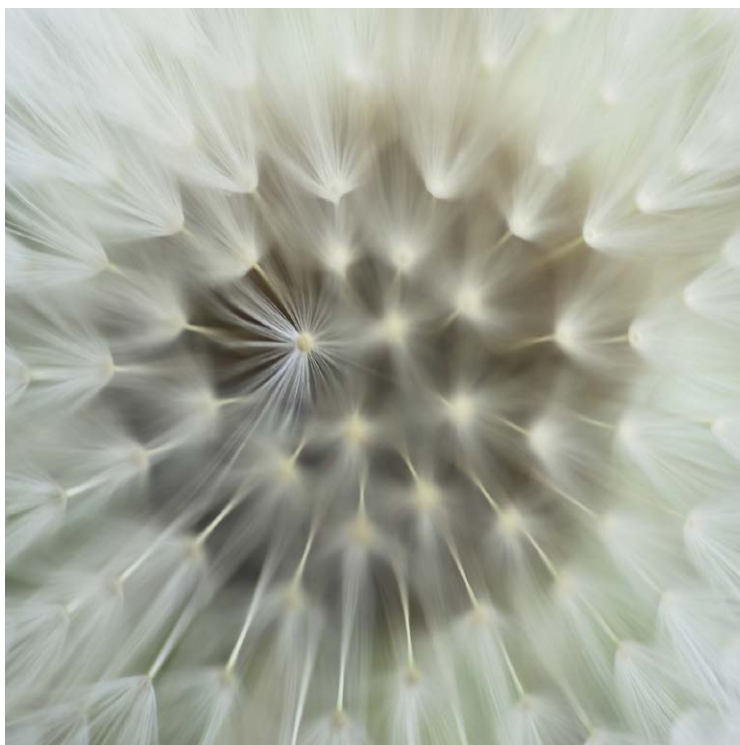
All the homes have between two and four balconies, rooftop terraces or roof gardens, placed so that you can always find a nice, sunny nook during the day. The rooftop terrace, for instance, might be the perfect place for your morning coffee, while the evening sun may be best enjoyed sheltered from the wind on one of the other balconies.

The luxurious Kysthusene are as far from a regular glass construction, oriented towards two corners of the world, as you can possibly get.









Long days and bright nights.  
Months filled with darkness.  
The Nordic light is something  
special and precious. It creates  
space. It affects your mind and  
gives you energy.



## RESOLVING OUTSIDE AND INSIDE

In a unique way, the architecture of Kysthusene dissolves the boundaries between inside and outside – and lures in the light, the nature and the elements.

*Between the solid tile slabs on the façade there are large sections of glass, so the transition between the inside and outside of your home almost takes on the character of a conservatory or orangerie.*



Floor-to-ceiling windows reflect the sky and can be pushed to the side with double sliding doors. Large French balconies open up the rooms towards their surroundings. The inside ceilings continue into roofed

outdoor spaces. Transverse masonry connects exterior space with interior space. Rooftop gardens and terraces open up to the sky, and the plant-covered pergolas welcome nature.

## BUILT-IN NATURE AND PRIVACY

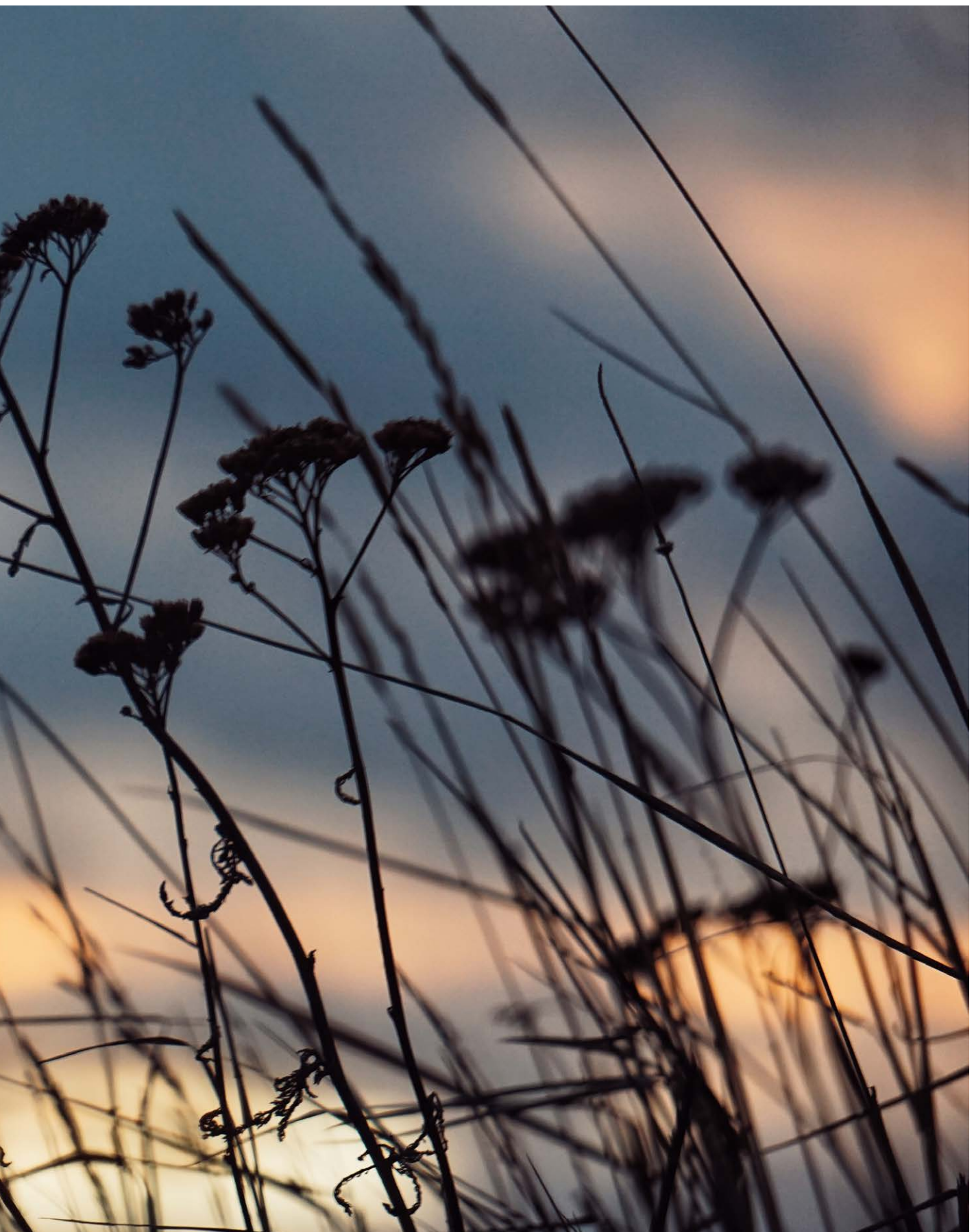


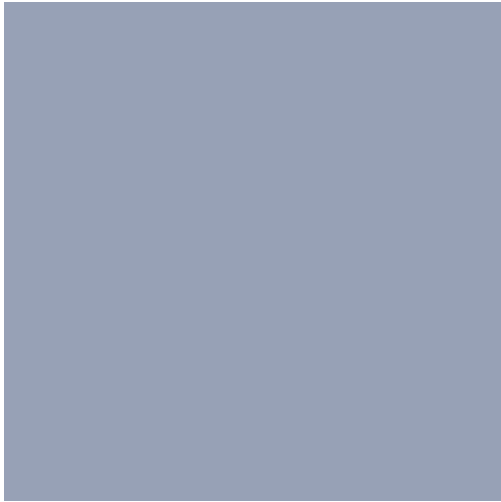
The landscape moves up and into the architecture via embedded plant zones which also shield your outdoor space, so you escape any gazes. The architects have also secured your privacy through staggered placement of the balconies and the beautiful pergolas in the passages. There are no buildings directly opposite, standing in the way of the sun or a secluded life.











The plinths of Kysthusene constantly meet the force of the water. They have been created to withstand both tidal waves and autumn storms.

Tuborg Strandeng gives you a good opportunity to enjoy recreational fishing. But simply eating fish or seafood on one of your balconies or rooftop terraces, with beautiful sea views, is an experience in itself.



## AN EASIER LIFE BY THE SEA

When you live at Kysthusene, you are as close to the sea and nature as possible. With their footing directly in the sound, you cannot get any closer to the Øresund. But unlike the life in a beach villa, you can enjoy the sea and the view entirely without the hassle of maintenance.



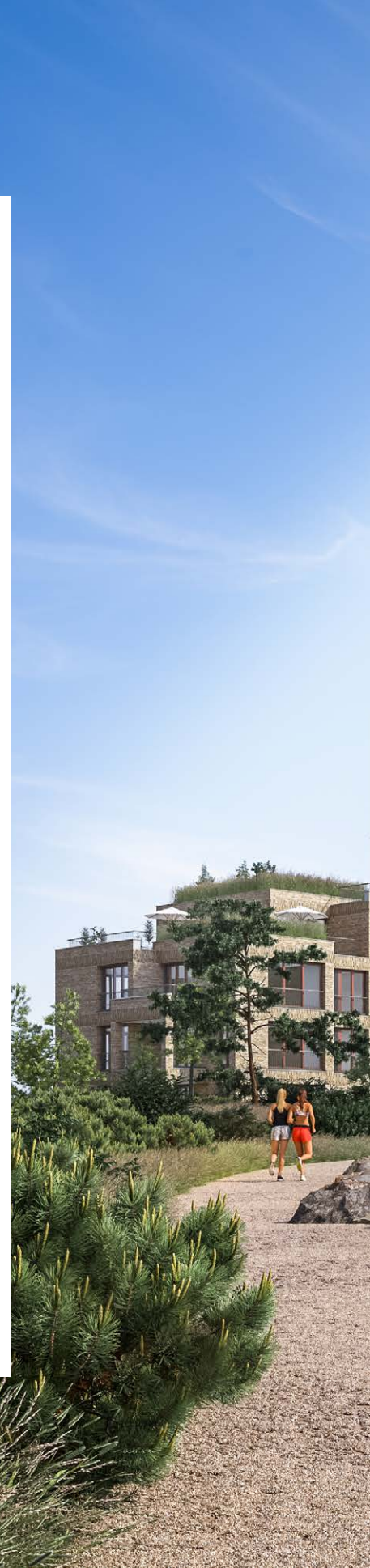
If you do not already row, swim or practice any other sea sports, Kysthusene give you the optimal opportunity to start. Of course, you can also just enjoy a cup of coffee while dipping your feet in the water.

# BATHING STEPS AND SEA PLEASURE


The sun has just risen over Tuborg Strandeng. Maybe you begin your day with a morning swim from the bathing steps which are right outside your front door – enjoying the heat from the woodwork afterwards.

If the water calls again in the late afternoon, it may be time to pick up your kayak from the shared kayak room – and enjoy the splashing of the waves and the seagulls hovering in the distance. If you have a boat, Tuborg Harbour is not far from Kysthusene.

Around the area there are also discreet levels in the walls of boulders along the coast, which function as bathing steps – at a distance from Kysthusene.







*The wood of the  
bathing steps  
under your feet  
and the  
courtyard's stone  
tiles constantly  
emphasise how  
close you are to  
the elements.*



## COURTYARD WITH ATMOSPHERE

Unlike the beach meadow's wild and meditative nature, the interior courtyards between the coastal houses are small and well-defined spaces with woodwork and stone paving – and have been designed as piers, or stairs, with access to the water. Here is a cosy atmosphere where you can get your paddleboard ready or meet your neighbours, who, like you, appreciate living in Denmark's most unique coastal home.

If you prefer privacy, you can enjoy the surroundings and the ever-changing Øresund in peace and quiet from your own apartment.



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“Architecture is atmosphere.  
It’s about listening to a place  
to find the tone and the energy  
flowing through everything.  
This is where it begins.”

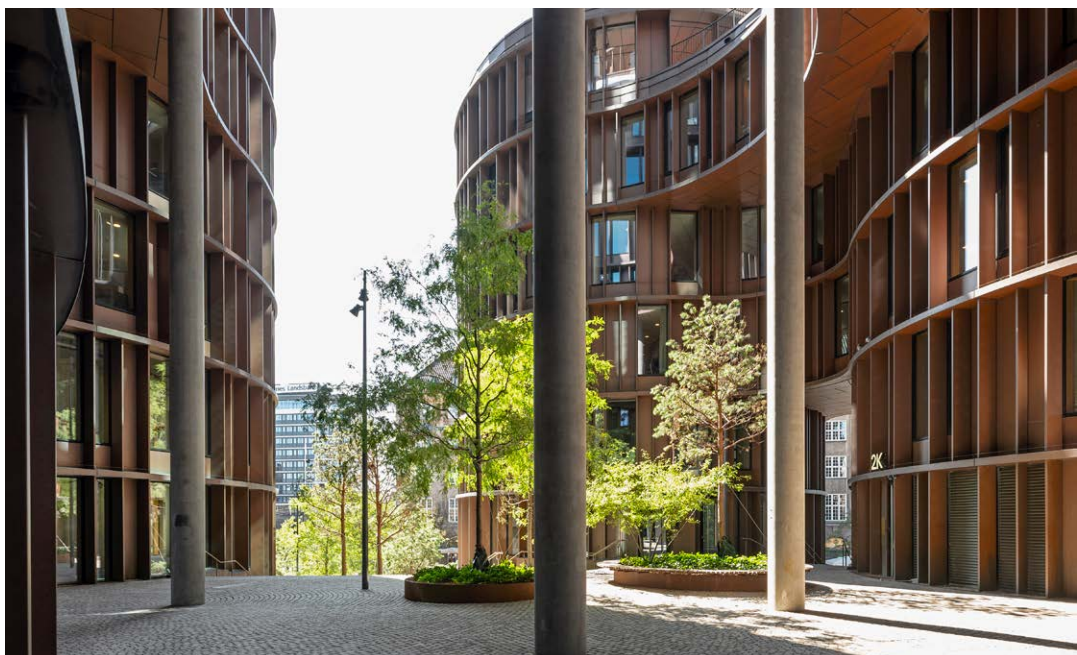
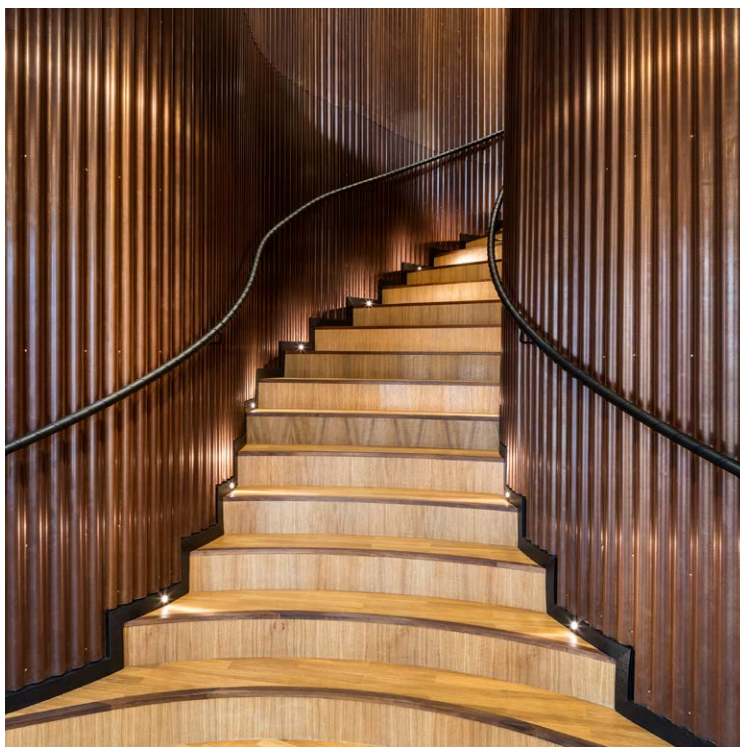
— Lene Tranberg, architect, partner and  
co-founder at Lundgaard & Tranberg Architects





# LUNDGAARD & TRANBERG ARCHITECTS

Tietgenkollegiet, Skuespilhuset, Havneholmen and Axel Towers. For more than 35 years, the internationally recognised architectural firm Lundgaard & Tranberg Architects has positioned itself as one of Denmark's most award-winning practices, both at home and internationally.



The buildings all have uncompromising architectural quality: The contrasted, the material, the site-specific and the sensuous. They are buildings that tell stories, contributing positively to human life

and surprising you with a special ability to relate to their surroundings. Tuborg Strandeng is a new world-class building.

## ON AN ARCHITECTURAL TRIP WITH LENE TRANBERG

### THE VISION FOR THE AREA

"When a lucrative site is to be built on, unfortunately, apartment complexes often become spread evenly over the entire area. But the large and unique area of Tuborg Strandeng called, from the very first glance, for something completely different," the architect Lene Tranberg, partner and co-founder of Lundgaard & Tranberg, explains, as she wanders around precisely that landscape. On completion it will have a very special atmosphere and uncompromising

aesthetics. "From the beginning, the vision was for the area to be re-created to look like pristine nature with architecture originating from its surroundings. The nature should take up as much space as possible, and people should be closer to the elements."

The architect's vision also included homes with spacious views of the elements and several corners of the world. And the degree of occupancy had to be reduced – especially the experienced.

*The famous architect Lene Tranberg, partner and co-founder of Lundgaard & Tranberg, is the conceptual creator of Tuborg Strandeng. Since day one, she has led the project – in collaboration with Malene Hjortsø Kyndesen (architect), Henrik Schmidt (architect/partner) and Julie Kierkegaard (landscape architect), some of the prime movers behind the creation of Tuborg Strandeng.*





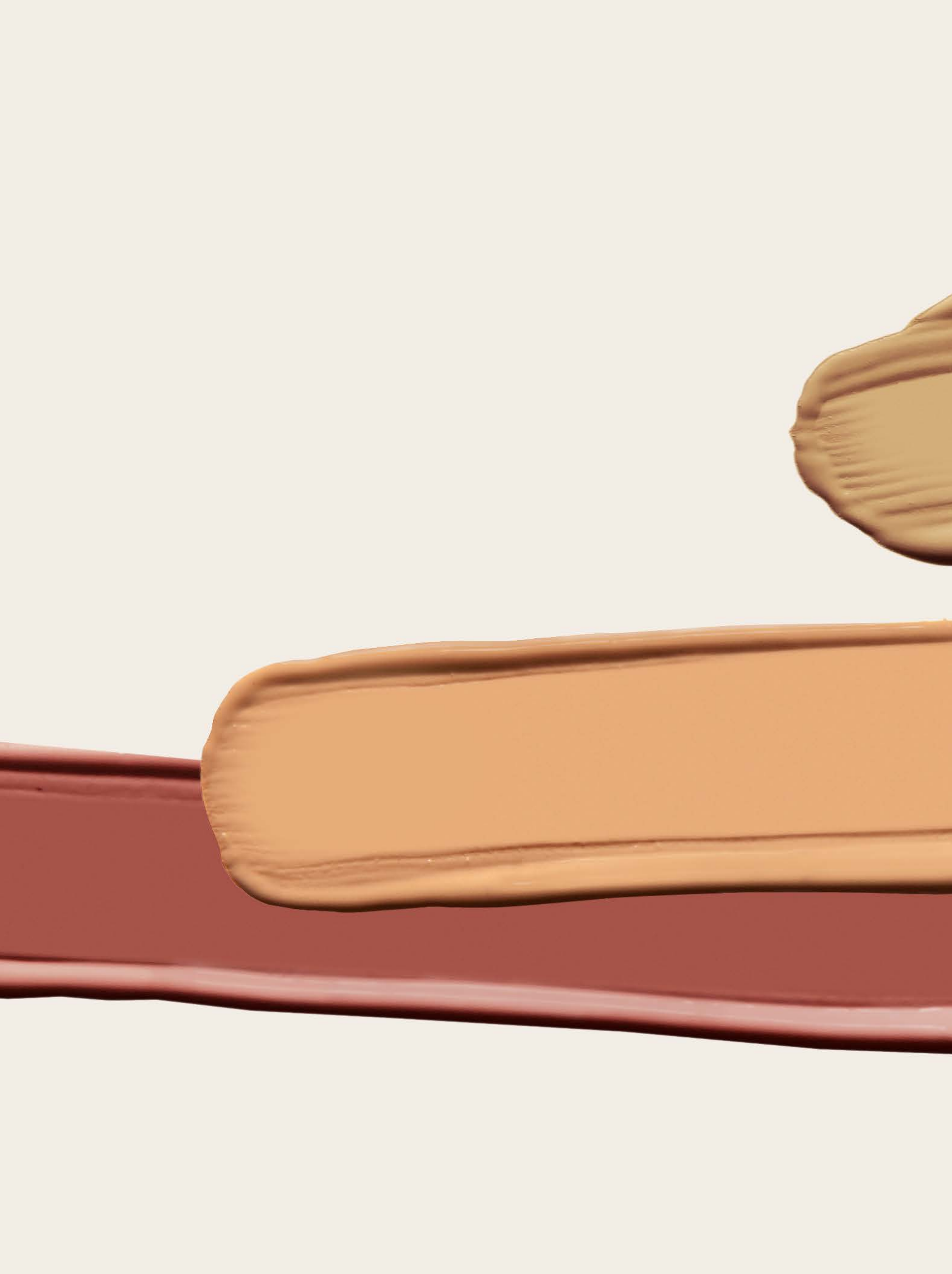
## MATERIALS IN DIALOGUE WITH THE LANDSCAPE

The Kysthusene bricks and glass enter a dialogue with the water, the rocks and the sand around them. The buildings are covered with sand-coloured bricks, carefully selected for Tuborg Strandeng," Lene Tranberg says and lets her hand slide over one of the bricks. The stones are hand-moulded, that is handcrafted so that they are never completely smooth but rather tactile with more life.

"Larger bricks have been used for the horizontal facades. The subtle variety in the dimensions make the buildings more exciting and vibrant."

"The stairs in the stairwells are also built out of special sand-coloured terrazzo, specially developed for this construction to express yet another thank you to the landscape and the sandy bottom below sea level," Lene Tranberg ends her trip around Tuborg Strandeng, a completely new type of exclusive area with views over both the sea and a wild meadow nature.

*The buildings also enters a dialogue with more distant surroundings. Along Strandvejen north of Copenhagen there is a hundred-year-old tradition of reds windows which Kysthusene have embraced.*

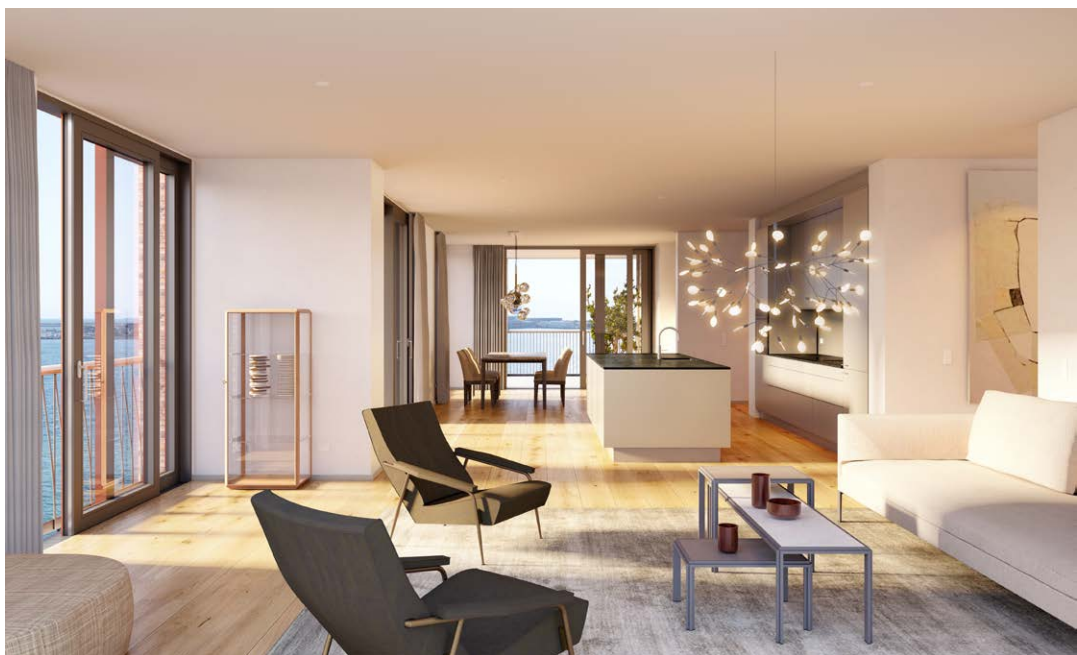
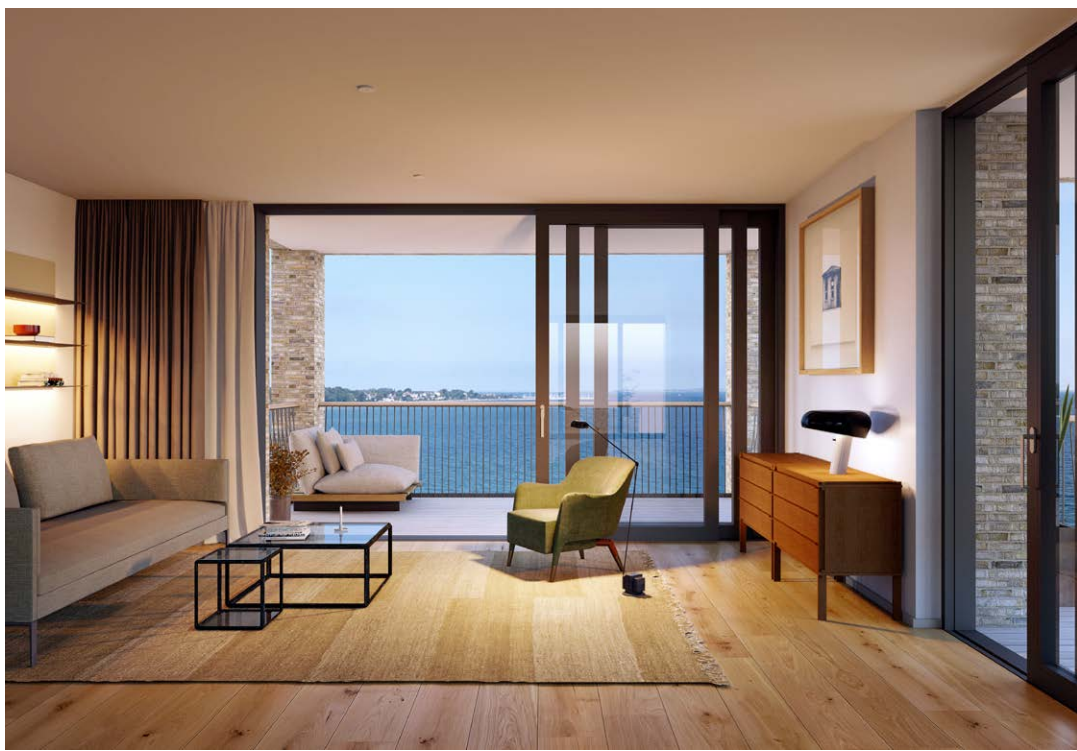






## BRIGHT APART- MENTS WITH MORE VIEWS

Kysthusene vary in height, with gradual reductions at the sides. Many of the homes are end-apartments with large, open plans and open facades to three sides which let the light in. Here there is a view of the sea, the city and the meadow landscape. Many of the apartments have a 270° view, others 360°.







# THE FLOOR PLANS OF THE APARTMENTS

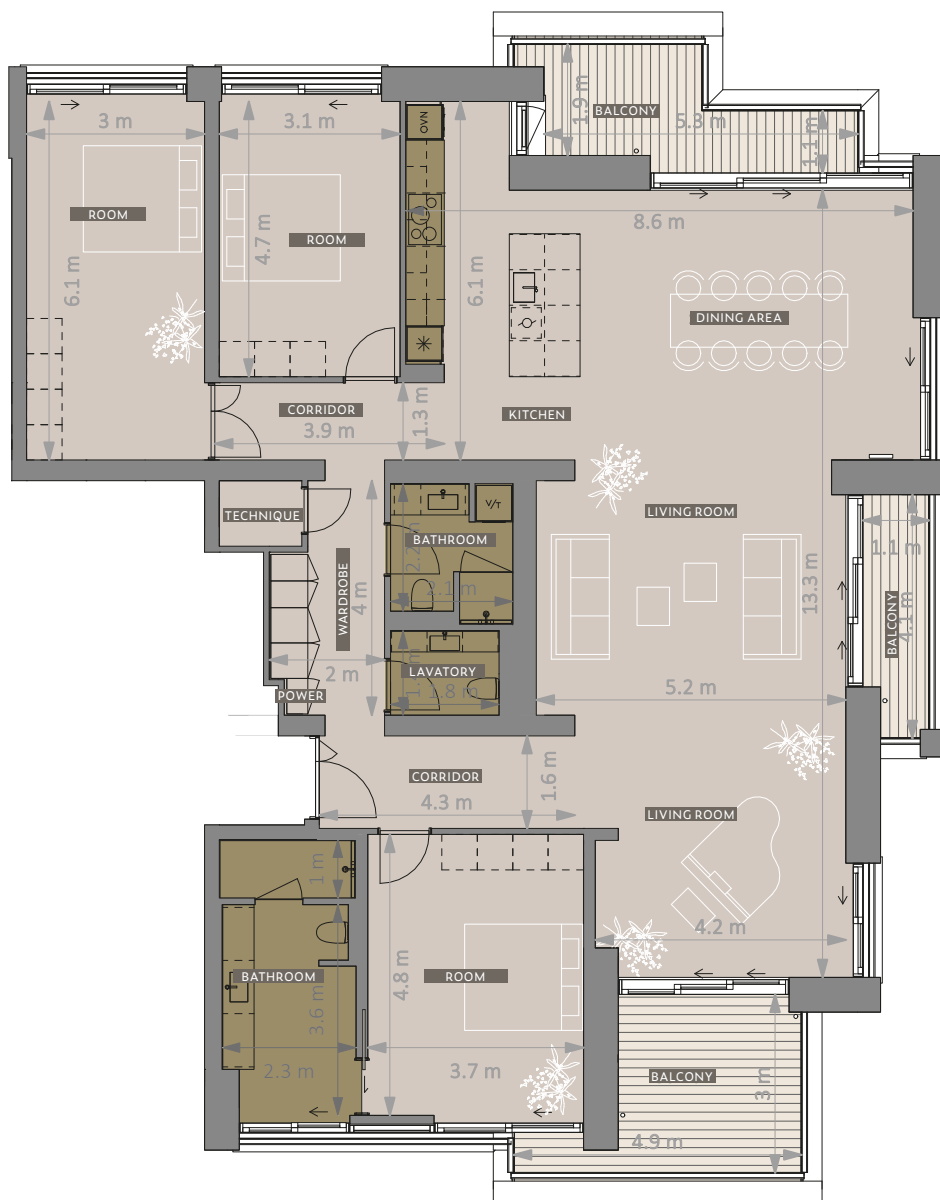


Of the 50 apartments at Kysthusene 1 & 2, no two are alike. The types of outdoor spaces vary, as does the very way they dissolve the boundaries between outside and inside. Even the positions of the walls inside each apartment are different.

On the following pages, please find four examples of floor plans.



EXAMPLE 1 // KYSTHUS 1 // 8th FLOOR

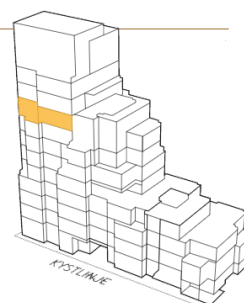


APARTMENT NUMBER: 25

GROSS AREA: 225 m<sup>2</sup>

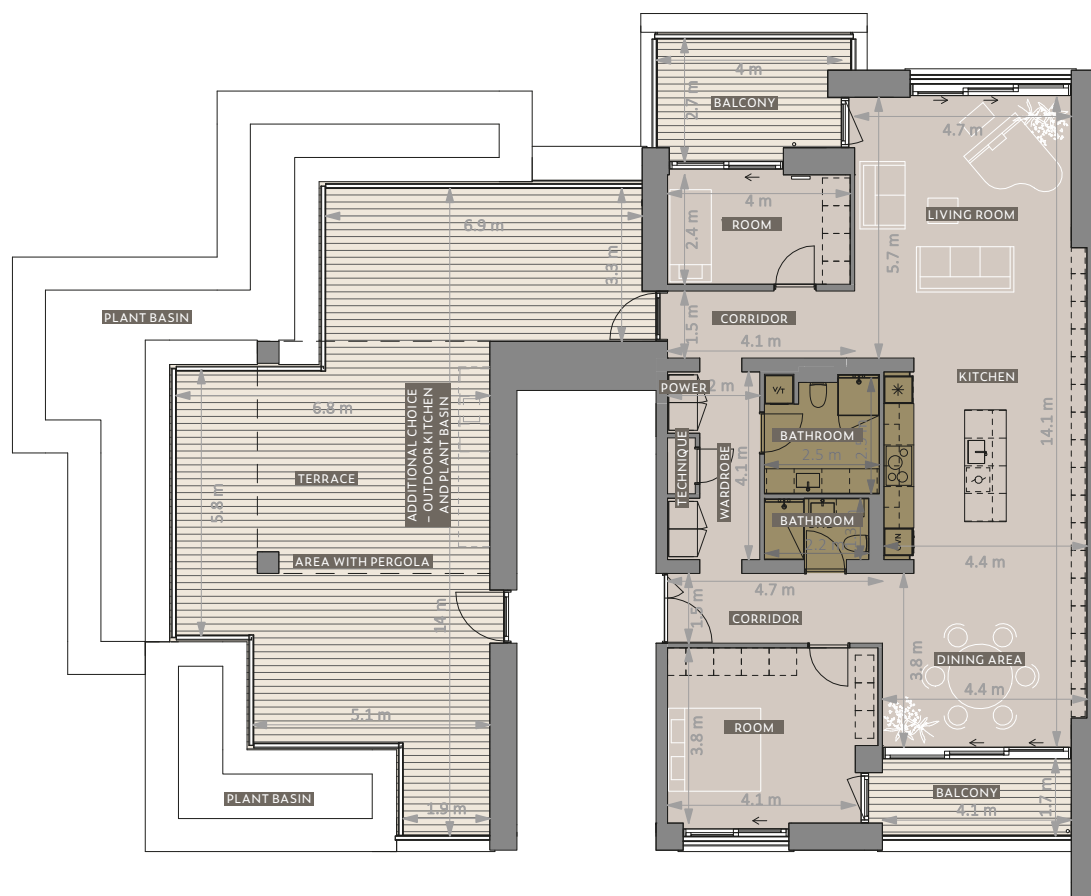
BALCONY: 34 m<sup>2</sup>

270° view over the sea and landscape.  
Balconies towards the Øresund and  
Tuborg Harbour with evening sun.  
Three large bedrooms.



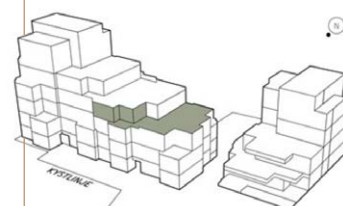


## EXAMPLE 2 // KYSTHUS 2 // 3rd FLOOR



APARTMENT NUMBER: 41  
 GROSS AREA: **164 m<sup>2</sup>**  
 TERRACE: **87 m<sup>2</sup>**  
 BALCONY: **23 m<sup>2</sup>**

270° view over the sea and landscape.  
 Huge rooftop terrace towards the west.  
 Sheltered balcony towards the south  
 and north-west-facing balcony with  
 evening sun.





# EXAMPLE 3 // KYSTHUS 2 // 1st FLOOR

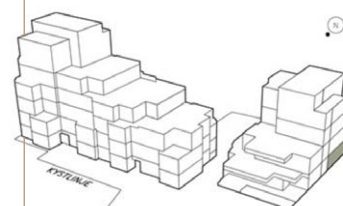


APARTMENT NUMBER: 30

GROSS AREA: 181m<sup>2</sup>

BALCONY: 35m<sup>2</sup>

270° view over the sea and landscape.  
Sheltered terrace towards the south-east and south-west with evening sun. Three large bedrooms. Master bedroom with en-suite bathroom.





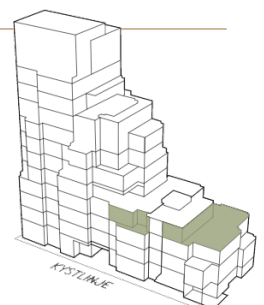
Find out more  
about each apartment at  
[tuborgstrandeng.dk](http://tuborgstrandeng.dk)

# EXAMPLE 4 // KYSTHUS 1 // 3rd FLOOR



APARTMENT NUMBER: 09  
 GROSS AREA: **250 m<sup>2</sup>**  
 TERRACE: **111 m<sup>2</sup>**  
 BALCONY: **24 m<sup>2</sup>**

270° view over the sea and landscape.  
 Gigantic rooftop terrace towards the south-west and balcony facing Tuborg Harbour – both with evening sun. Balcony towards the south-east. Three large bedrooms. Master bedroom with en-suite bathroom.









## UNDERGROUND PARKING WITH MORE SECURITY

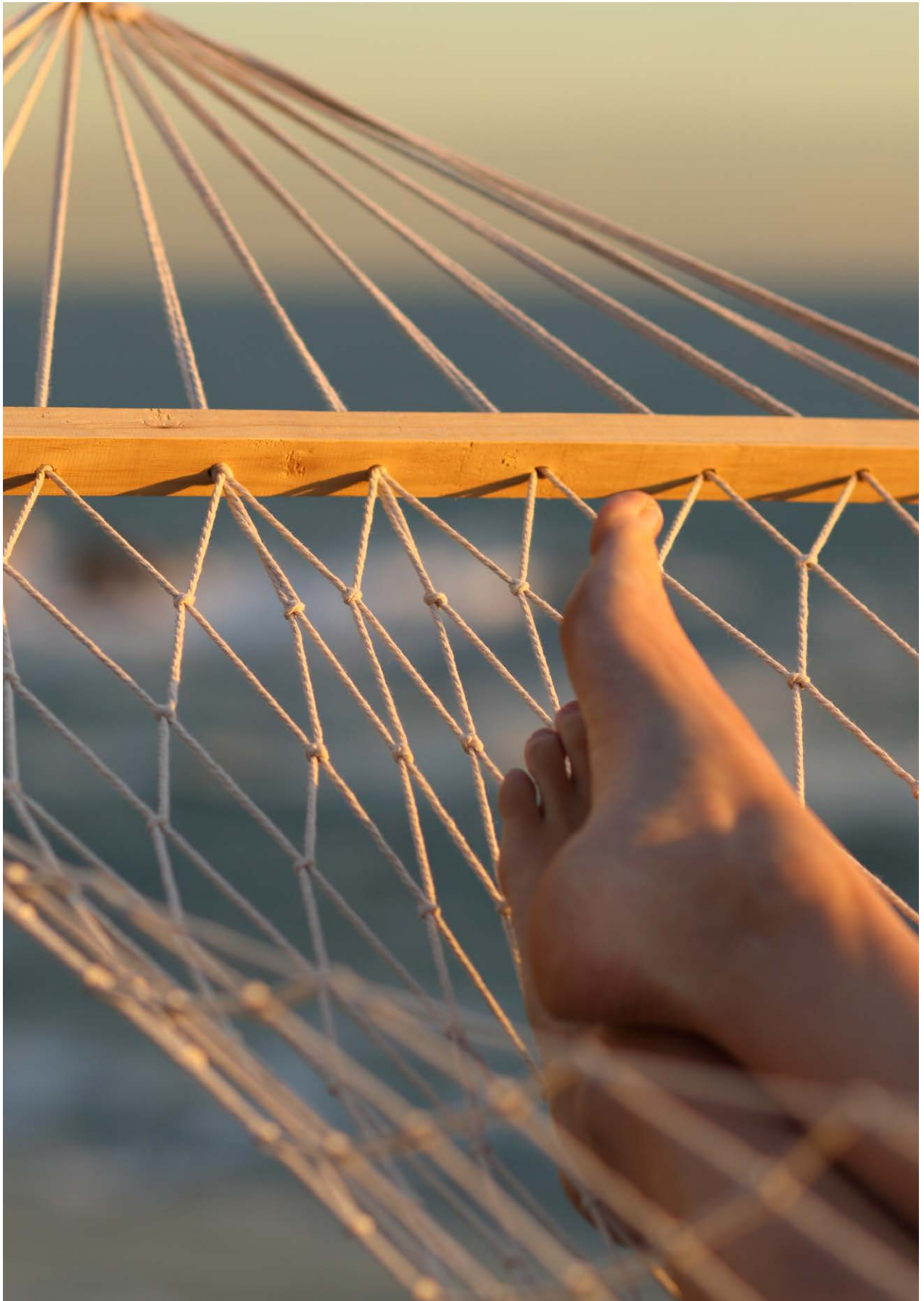
The secured and locked driveway to the underground parking facility of your coastal house is located slightly away from the building, hidden in the hilly landscape. From the basement parking you can take the lift straight to your apartment, making it safe to get home, day and night.



## SPACE TO BE YOURSELF



The unique surroundings, the sculptural architecture and the central location in Hellerup, close to the centre of Copenhagen, are reason enough to choose one of the exclusive homes at Kysthusene. But the apartments' special private design with varied outdoor spaces without access – and their distance to other buildings – are, for many buyers, also an extremely important reason for choosing to buy a home here.



# A DIFFERENT KIND OF BREATHING SPACE



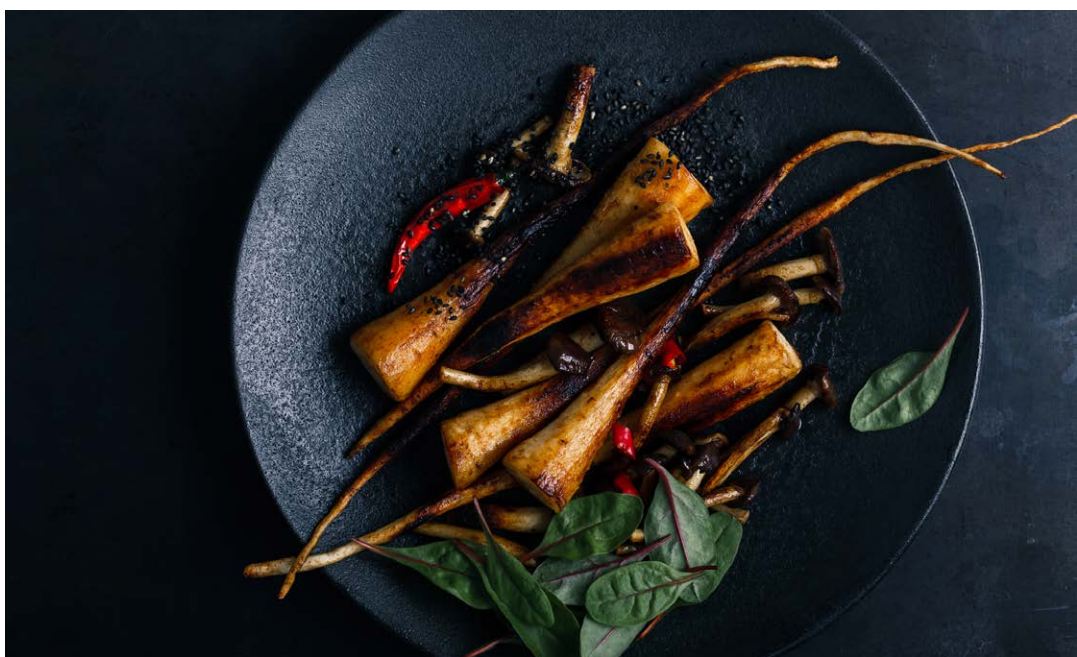
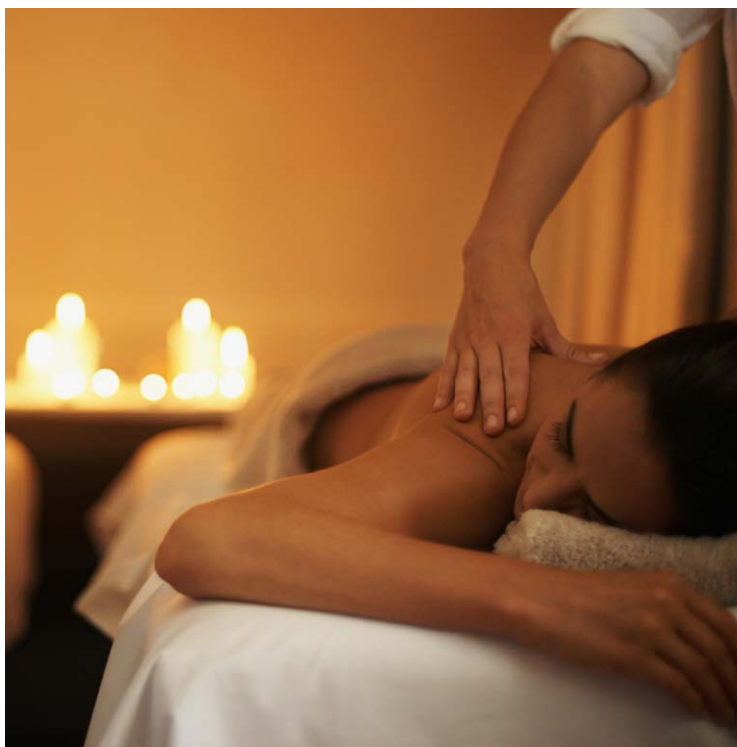
Along the coast, north of Copenhagen, a belt of green breathing space extends through Bellevue Strand, Jægersborg Deer Park and Charlottenlund Fort. The salt meadow is both an extension of this and a quite different, slightly secluded oasis. Here there are no large, park-like lawns for football and picnics under large, shady trees, but a more impassable, meditative terrain that is best experienced from the winding paths.





## COPENHAGEN AND A LOCAL URBAN SETTING

In Tuborg Strandeng you are close to the centre of Copenhagen, where you can shop, eat at some of the Nordic region's best restaurants and find lots of cultural experiences. But you also have an atmospheric local environment right in your back garden. Strandvejen, which runs all the way through



Hellerup, is a cosy shopping street with more than 200 different shops, cafés, ice cream shops and delicious takeaway places. The Waterfront Shopping Centre at Tuborg Harbour also houses both a fitness and a wellness centre, as well as places to eat.

# THE HISTORY OF THE TUBORG AREA

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At the entrance to Tuborg Harbour stand two special landmarks, a green and a red giant Tuborg beer, which point to the history of the place as a brewery area.

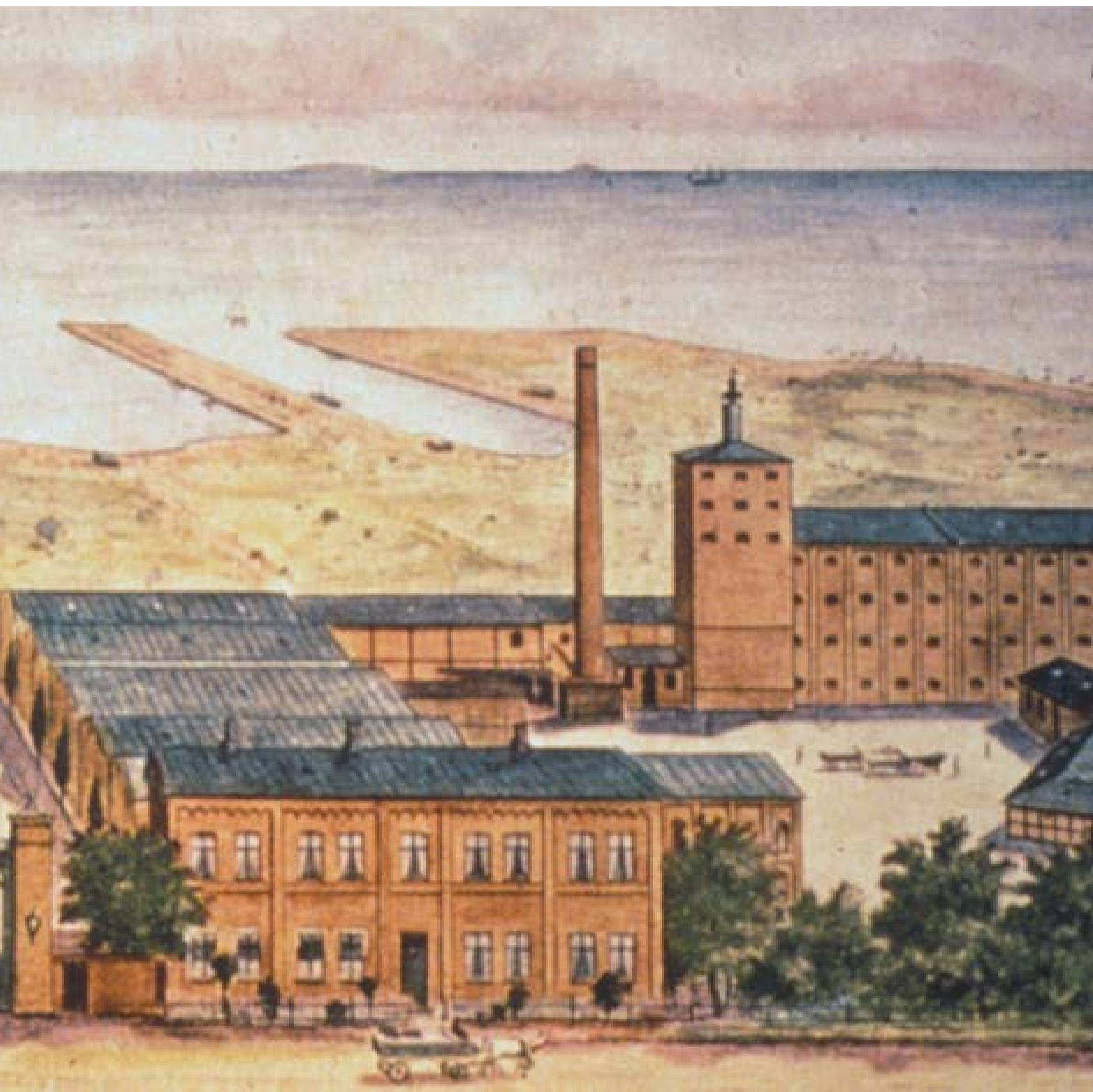
In 1873, Tuborg Harbour was completed and Tuborgs Fabrikker opened.

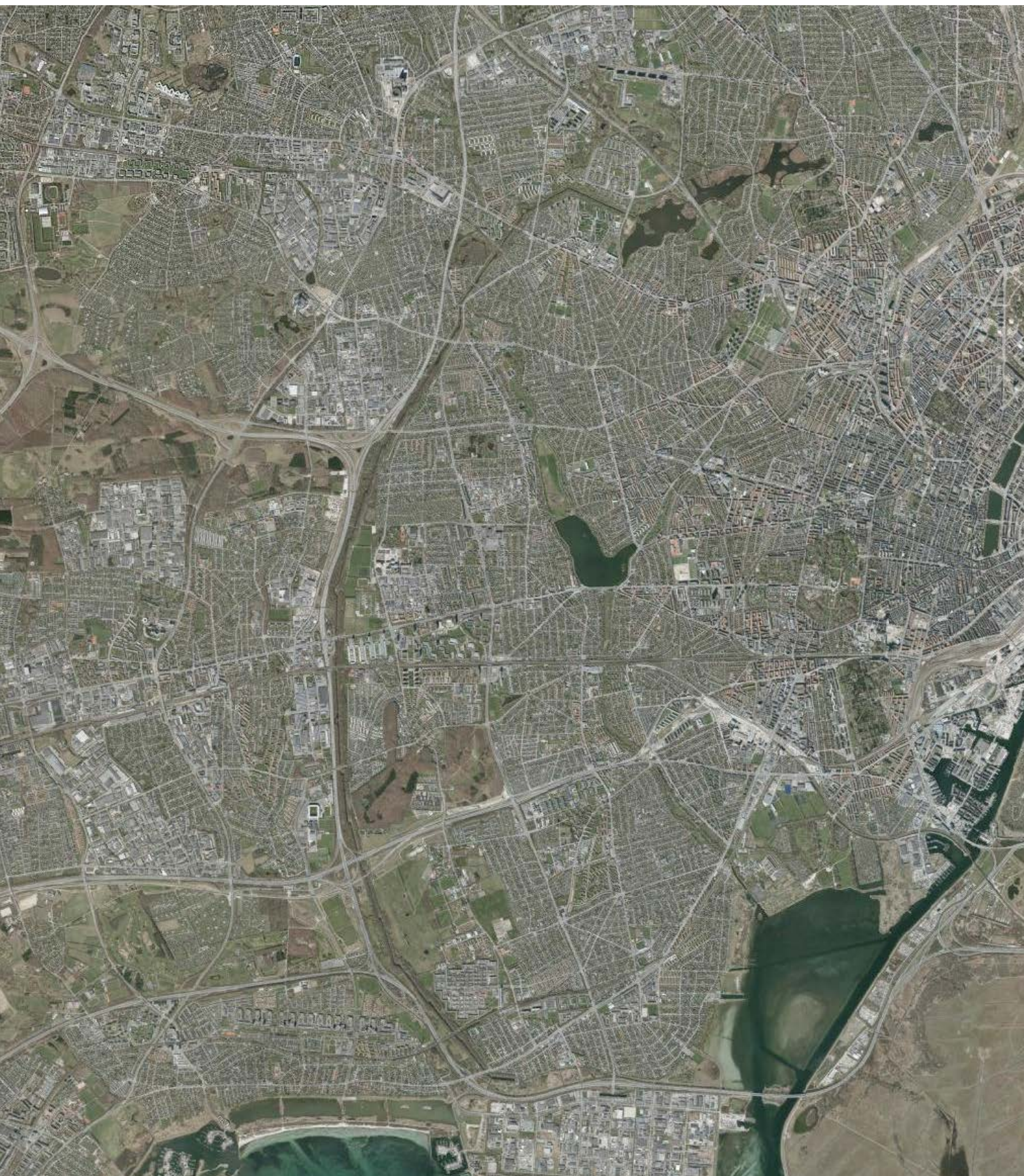
In 1996, the last Grøn Tuborg beer left the production line and the construction was demolished.

In 2007, the Port of Tuborg opened as a marina with residential properties. There are now five iconic, historic buildings left: Bryghuset, two administration buildings, Mineralvandsfabrikken and the tapping halls, which now house the Experimentarium.

In 2022, Kysthusene 1 & 2 will be ready at Tuborg Strandeng, located in the area behind the historic Tuborg buildings, facing the water. Bakkedraget will be ready in 2021.









Tuborg Strandeng

*Satellite Imagery of Copenhagen*

Copenhagen Airport

Architects:  
Lundgaard & Tranberg Architects

**Danica Pension**



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Disclaimer // All photos of Tuborg Strandeng are guiding illustrations. The brick colours are indicative, and the final colour may vary. The landscape may vary from what is shown.