



Urban Development in Ballerup town centre

A new railway station square and space for new homes and cafés will create more urban life.

Ballerup Municipality is in the process of developing Ballerup town centre. The hub of this development and investment is the railway station square at Ballerup Station, which serves 20,000 passengers a day.

In the heart of Ballerup

The bus terminal will be restructured to make room for a residential development with cafés and shops at ground level, located in an attractive, new public space in the heart of Ballerup – close to the library S-trains, a mall and a shopping street. The project is being realised in Cooperation with Realdania.

Even though the conversion of the station square is not yet completed, it has already led to evident interest in the further development and densification of the

town. This will attract more people to the town centre, thereby benefiting local retail and cultural life, and the life of the town as a whole. Two housing projects are in the pipeline, and the town centre also includes areas for both large-scale and smaller-scale urban development projects.

Investments in Ballerup town centre

The expectation is that approximately 25,000 m² of municipal plots throughout the town centre will be put up for sale in the next 2-5 years, both for high-rise and low density housing. This will mainly involve sites for residential development, but in some places there will also be the option of combining this with business such as shops or offices.

Facts

Ballerup town centre

Plots close to the station for urban development
25,000 m² in total

Plot sizes
2,000 - 6,000 m²

Estimated price level

Owner-occupied flat
DKK 27,000 - 30,000 per m²

Rented flat
DKK 1,300 - 1,600 per m²/year

Close to Copenhagen

Copenhagen City Centre **20 km**
Copenhagen Airport **30 km**

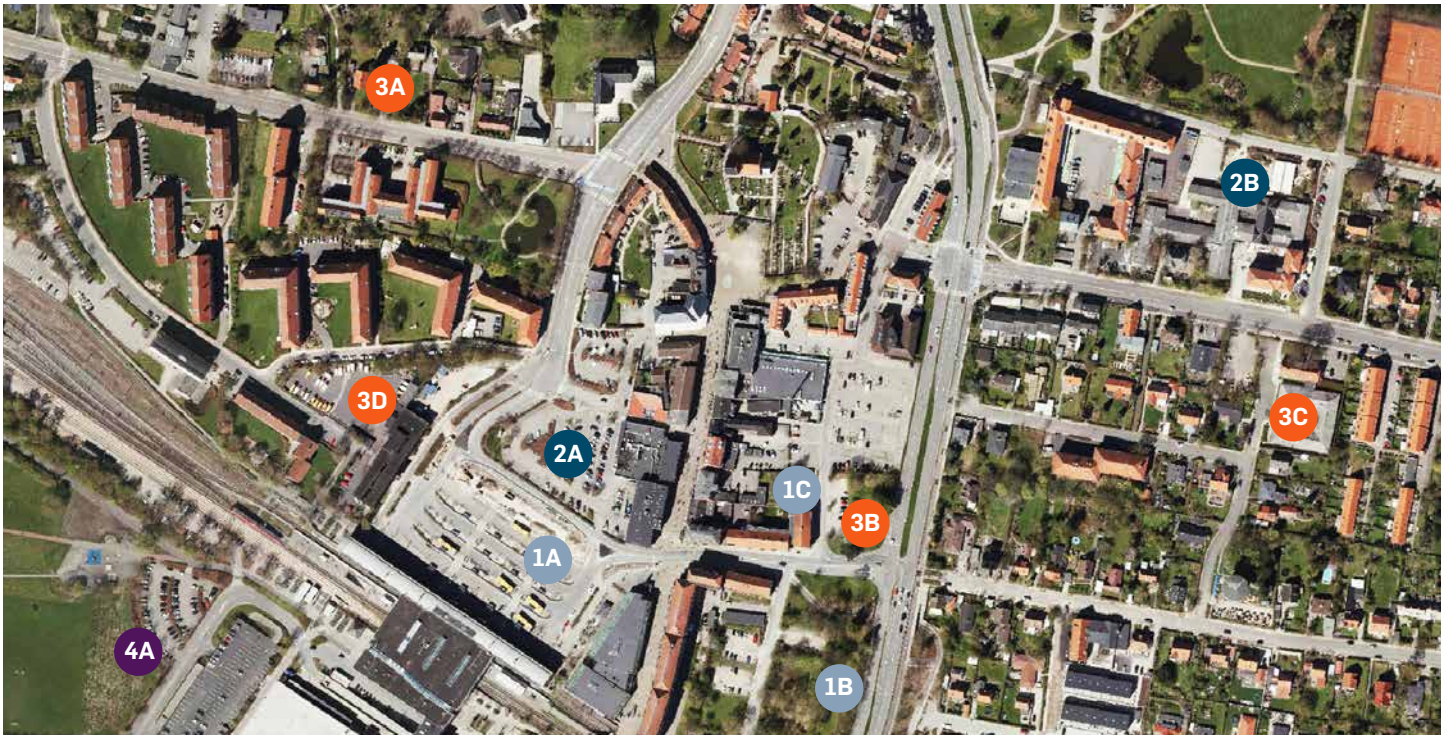
Nearest station **Ballerup Station**
25 minutes to Copenhagen Central Station

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BALLERUP
KOMMUNE

PART OF
GREATER
COPENHAGEN



Building projects & phases

Over the next 10 years there are many building and development projects that are possible to invest in.



1-2 years



2-5 years



5-10 years



Building projects that will be realised in 2018/19

1A Development

Café, shops and 25 dwellings
Railway Station Square

1B Residential development

134 dwellings
Rolighedsvej

1C Residential development

8 dwellings
Linde Allé

2A Residential development

60 high-rise dwellings
The new station square (Bydammen/Linde Allé)

2B Private residential development

(park development)
48 dwellings
Parkvej

3A Urban development

Several plots (a total of 7,500 m²)
Præstevænget

3B Multi-storey car park

Possibly combined with housing
Langs Hold-an Vej

3C Low density development

10-14 terraced houses
Møllen, Gl. Rådhusvej

3D Urban development

50-60 dwellings
The site of the former post office at the Railway

4A Residential development

20-30 high-rise dwellings
Baltorpsvej/Banetoften

Facts

Ballerup Municipality

48,500 inhabitants

45,000 jobs

35,000 commuters into Ballerup everyday

Three large business clusters in the IT/technology, Life Science and Finance sectors

Many knowledge-based and specialist companies

A rich academic life with everything from high-school programmes and vocational programmes to the DTU Diplom. We are bringing companies and educational institutions together and improving opportunities for innovation



Good infrastructure links town and countryside together, and Ballerup has five S-Train stations, 20+ bus lines, three bicycle highways and motorways connecting the municipality to the rest of Greater Copenhagen.

Contact

If you would like to know more and learn specifically about investment opportunities, we will be more than happy to meet you and show you around.

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