



Skovlunde town centre continues development

The town centre is being enhanced with a new shopping centre and several homes.

A major, innovative development of Skovlunde town centre has been launched. The development will link the town together and create a setting for an attractive, vibrant town centre.

A cohesive town centre

Ballerup Municipality will bind Skovlunde town centre together by creating a new, narrow, main street as the town's new artery. Having dominated the town centre for so long, the major roads in and around the town centre will be changed. The main, narrow street will create a sense of cohesiveness in Skovlunde town centre, from the S-train station in the north to the Cultural Centre in the south, giving it a greater sense of coherence with meeting points and a densification incorporating both shops and housing. As a result, in winter 2018, Ballerup Boulevard was narrowed, is being transformed into a green boulevard with large trees, only

one traffic lane in each direction and a reduced speed limit.

The northern part of the town centre

In terms of the northern part of Skovlunde town centre, a new district plan paves the way for establishing an integrated central area with housing, shops, businesses and private services. This could involve the construction of multi-storey flats, terraced houses, large grocery shops and commercial properties. The local plan allows for the establishment of between 200 and 400 dwellings, approx. 10,000 m² of retail space and approx. 2,000 m² of commercial space.

The southern part of the town centre

In terms of the southern part of Skovlunde town centre, discussions are under way with the existing owners with a view to developing the area for the construction of both housing and shops.

Facts

Skovlunde town centre

Overall construction potential
50,000 m² of floor space

Estimated price level

Owner-occupied flat
DKK 32,000-35,000 m²

Rented flat
DKK 1,300-1,600 m²/year

Close to Copenhagen

Copenhagen City Centre **15 km**
Copenhagen Airport **25 km**

Nearest station

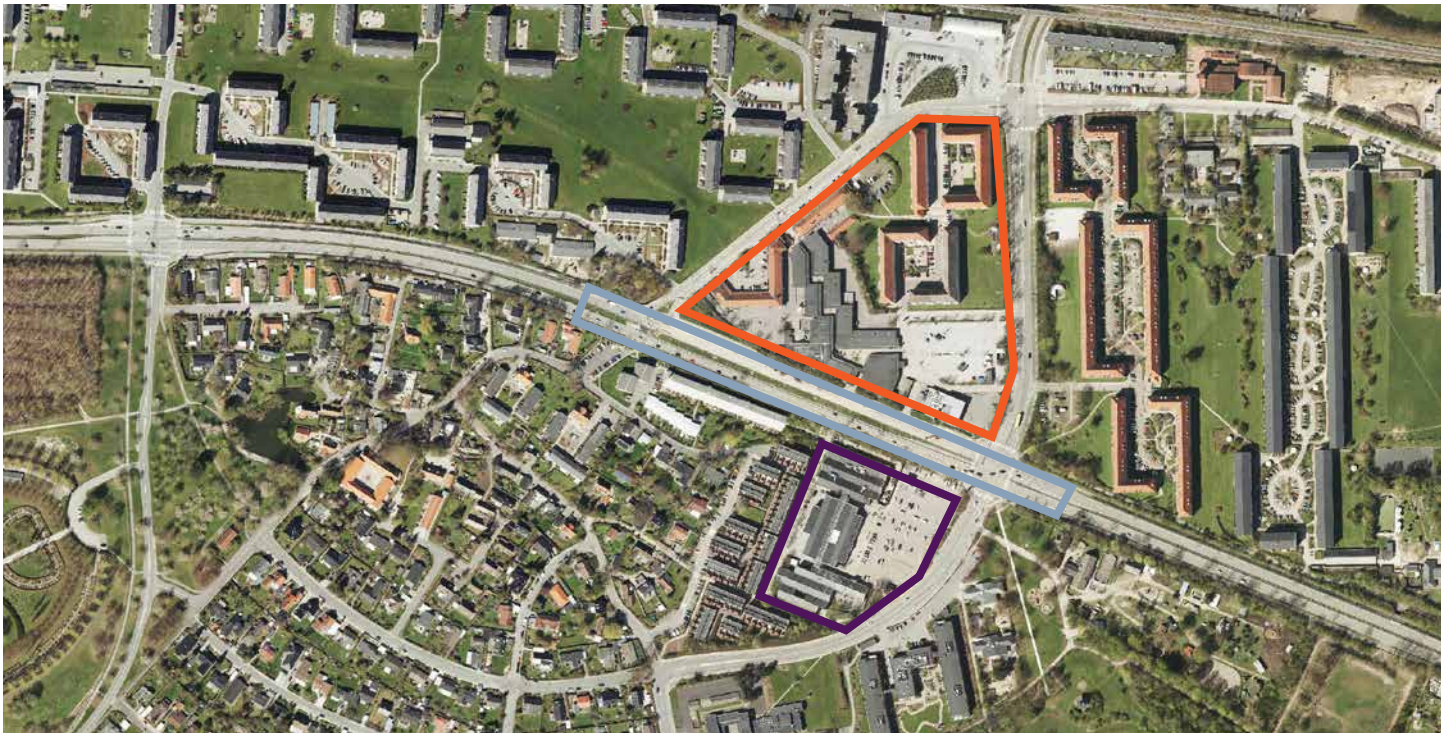
Skovlunde Station
20 minutes to Copenhagen
Central Station

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BALLERUP
KOMMUNE

PART OF
GREATER
COPENHAGEN



Building projects & phases

Over the next 10 years Skovlunde town centre will become more coherent and get more homes and shops.



1-5 years



5-10 years



Ballerup Boulevard will be realised by winter 2018

Narrowing of the Boulevard with just one traffic lane in each direction and a reduced speed limit. Conversion into a green boulevard with large trees.

The northern part of Skovlunde

Establishment of housing, businesses and private services.

The southern part of Skovlunde

A development for housing and retail.

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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