



# SILJANGADE



## CO-WORKING & CO-LIVING



# INDEX

ABOUT SILJANGADE.....	2
STUDIO TYPES.....	3
PLANDRAWINGS.....	4
STUDIO STANDARD.....	5
STUDIO SPACIOUS.....	10
STUDIO TERRACE.....	16
STUDIO PATIO.....	18
STUDIO SUPREME.....	20
SERVICE AND CONVENIENCE.....	22
CONTACT.....	23

# **CO-WORKING & CO-LIVING**

**WE ARE TRANSFORMING A 10.700M2 INDUSTRIAL PROPERTY FULL OF HISTORY, INTO A HOUSE THAT COMBINES YOUR OFFICE, YOUR HOME AND EVERYTHING IN BETWEEN**

Siljangade is created to improve the built environment through community empowerment and sustainable choices that enrich the lives of Entrepreneurs, Freelancers, young creatives, start-ups and change makers seeking an active and supportive community in a creative environment. Here you will find 138 work studios with the opportunity to work and/or live, and 3 large retail spaces. A gym for your body and mind, a rooftop terrace, co-working space, lounge, meeting rooms, parking basement etc.

The Kitchen at Siljangade is open for everyone, here you can have a delicious meal monday to friday from 8.00-16.00, to stay or to go, based on what the seasons and Nabo Farm, our in-house vertical farm, has to offer.

Siljangade will provide everything you need under one roof to support your work-life style. It's a place where you are surrounded by like-minded people in a space that never sleeps.

**STUDIO STANDARD**

**STUDIO SPACIOUS**

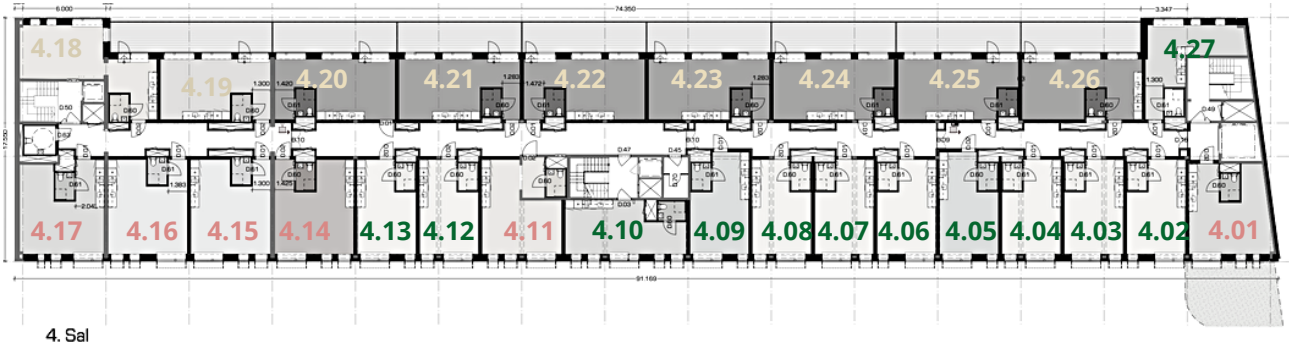
**STUDIO TERRACE**

**STUDIO PATIO**

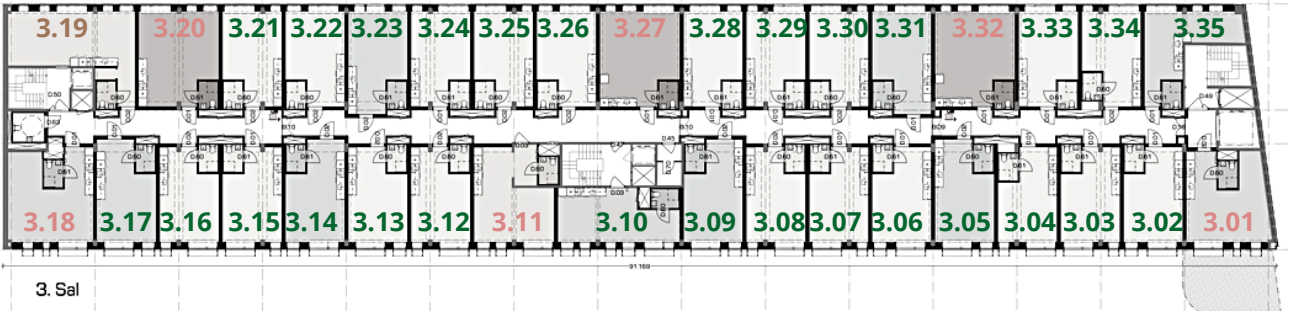
**STUDIO SUPREME**

**KLØVERMARKEN VIEW**

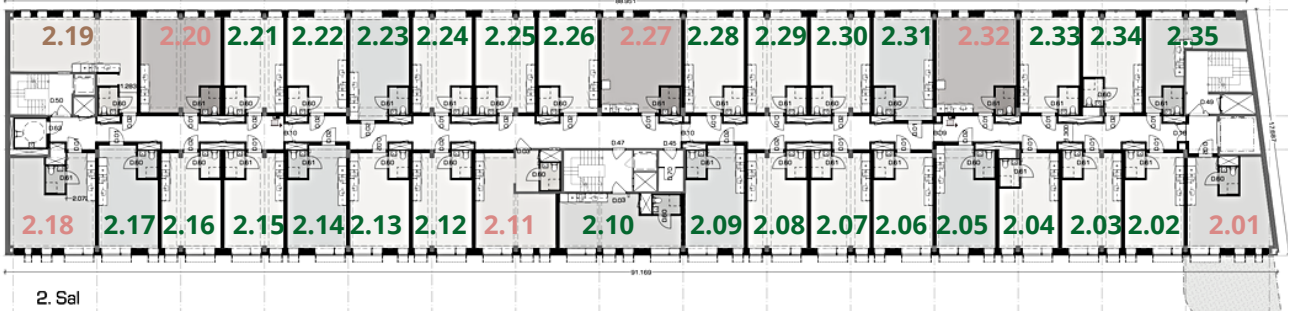
4th floor



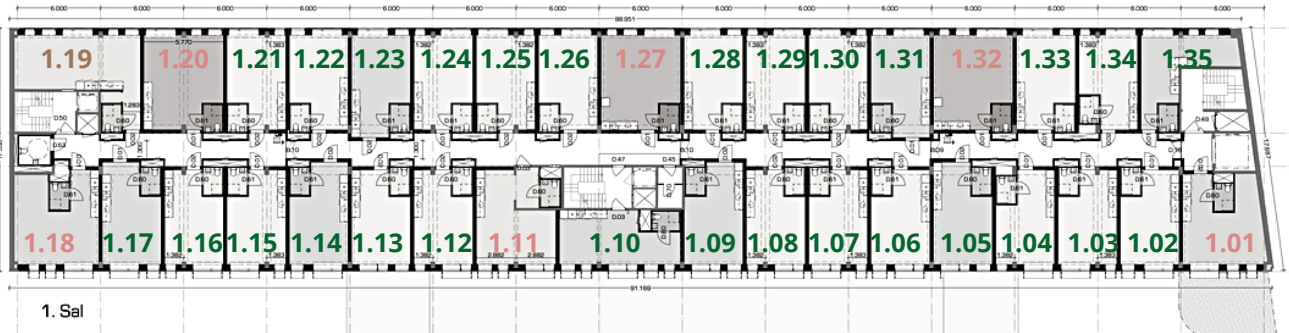
3rd floor



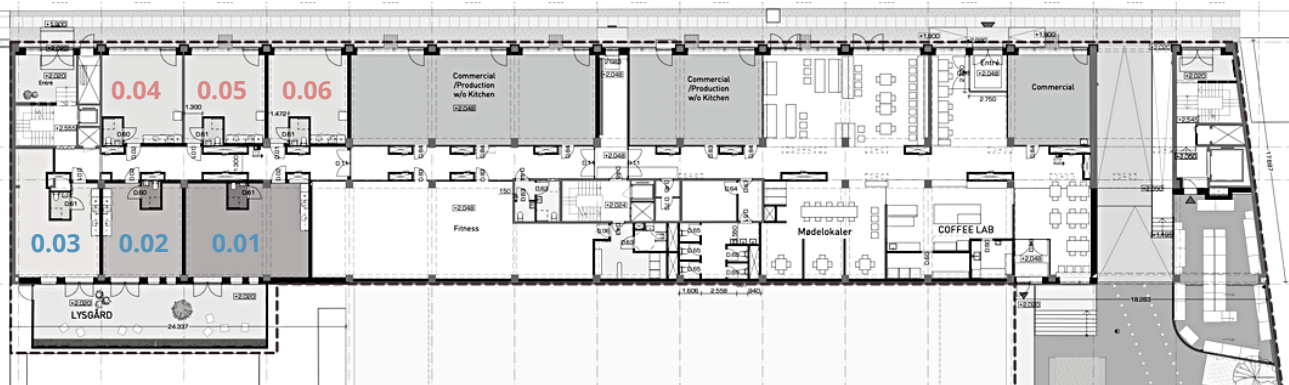
2nd floor



1st floor



Ground floor



**STUDIO STANDARD** **STUDIO SPACIOUS** **STUDIO TERRACE** **STUDIO PATIO** **STUDIO SUPREME**

**AMAGERBRO VIEW**

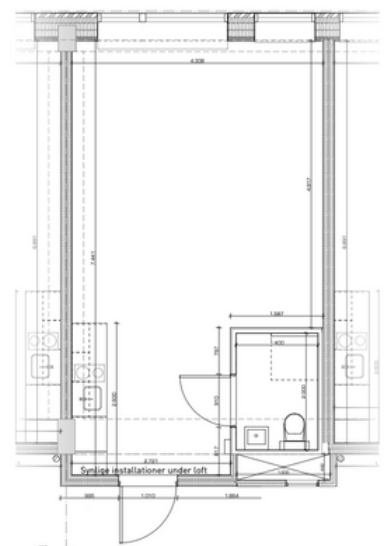
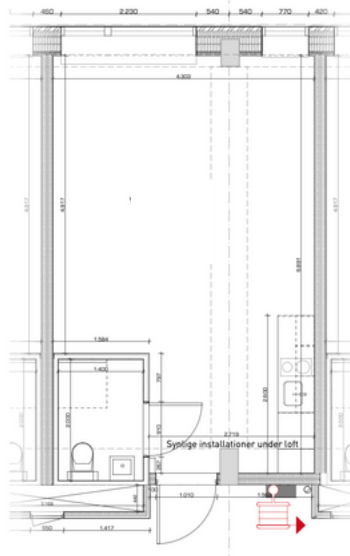
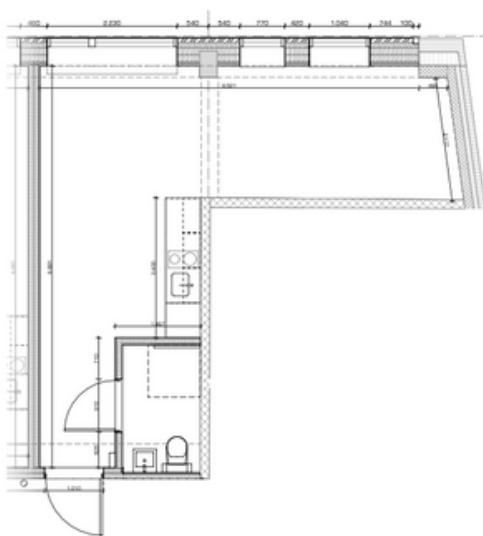
# STUDIO STANDARD

All studios are more or less the same. They vary in terms of floor and views of either Amagerbro or Kløvermarken.

What's included?

- + Kitchen
- + Private Bathroom
- + Access to Gym
- + Access to shared spaces:  
(Meeting rooms, co-working area, lounge, rooftop terrace, courtyard etc.)

91 Studios are of this type.



# STUDIO 1ST FLOOR

\*

## AMAGERBRO VIEW

<b>Nr</b>	<b>M2 Net</b>	<b>M2 Gross</b>
1.02	34,9	48
1.03	35,0	48
1.04	34,7	48
1.05	37,0	50
1.06	34,9	48
1.07	34,9	48
1.08	34,9	48
1.09	36,6	50
1.10	41,0	54
1.12	34,9	48
1.13	34,9	48
1.14	36,4	50
1.15	34,9	48
1.16	34,9	48
1.17	36,6	50.

## KLØVERMARKEN VIEW

<b>Nr</b>	<b>M2 Net</b>	<b>M2 Gross</b>
1.21	34,9	48
1.22	34,9	48
1.23	36,6	50
1.24	34,9	48
1.25	34,9	48
1.26	34,9	48
1.28	34,9	48
1.29	34,9	48
1.30	34,9	48
1.31	36,6	50
1.33	35,0	48
1.34	34,7	48
1.35	37,0	50

# STUDIO 2ND FLOOR

## AMAGERBRO VIEW

\*

<b>Nr</b>	<b>M2 Net</b>	<b>M2 Gross</b>
2.02	35,2	49
2.03	36,6	50
2.04	35,2	49
2.05	36,0	49
2.06	34,5	48
2.07	34,9	48
2.08	34,3	48
2.12	35,0	48
2.13	36,8	50
2.14	36,5	50
2.15	35,7	49
2.16	34,5	48

## KLØVERMARKEN VIEW

<b>Nr</b>	<b>M2 Net</b>	<b>M2 Gross</b>
2.21	34,9	48
2.22	36,2	50
2.23	37,8	51
2.24	34,9	48
2.25	35,0	48
2.26	35,0	48
2.28	35,4	49
2.29	34,8	48
2.30	35,0	48
2.31	36,2	50
2.33	35,6	49
2.34	35,4	49
2.35	35,4	49



# STUDIO STANDARD 3RD FLOOR

## AMAGERBRO VIEW

\*

<b>Nr</b>	<b>M2 Net</b>	<b>M2 Gross</b>
3.02	34.4	48
3.03	35.8	49
3.04	34.9	48
3.05	36.6	50
3.06	36.1	50
3.07	35.9	49
3.08	35.3	49
3.09	36.6	50
3.12	35.7	49
3.13	35.7	49
3.14	36.3	50
3.15	36.1	50
3.16	35.0	48
3.17	36.7	50

## KLØVERMARKEN VIEW

<b>Nr</b>	<b>M2 Net</b>	<b>M2 Gross</b>
3.21	34.9	48
3.22	34.4	48
3.23	36.7	50
3.24	35.7	49
3.25	36.2	50
3.26	34.5	48
3.28	34.9	48
3.29	35.4	49
3.30	36.2	50
3.31	36.0	49
3.33	35.0	48
3.34	35.1	49
3.35	35.9	49

# STUDIO STANDARD 4TH FLOOR

\*

## AMAGERBRO VIEW

Nr	M2 Net	M2 Gross
4.05	34.5	48
4.07	34.9	48
4.04	35.0	48
4.12	35.0	48
4.02	35.2	49
4.03	36.7	50
4.13	37.7	51
4.09	38.1	52
4.27	38.5	52



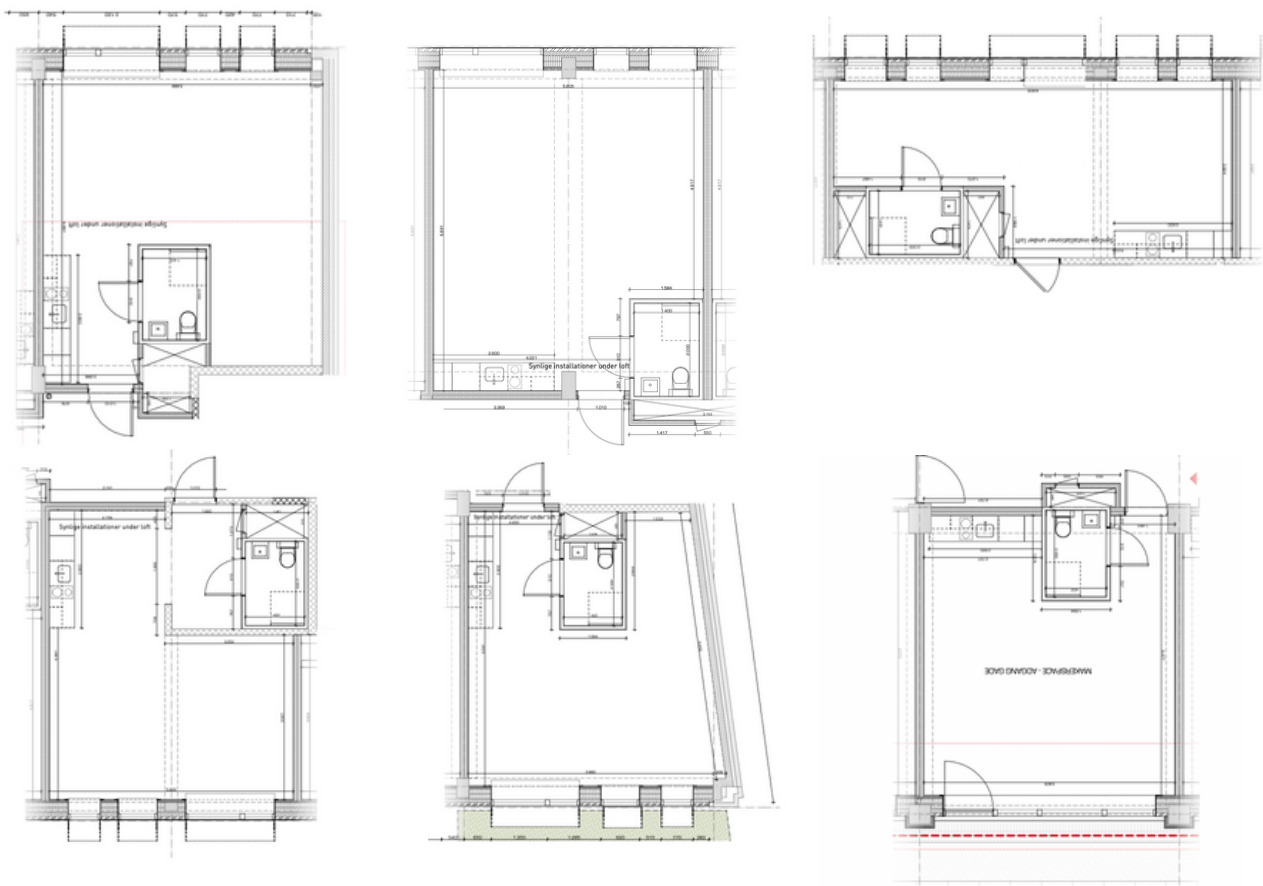
# STUDIO SPACIOUS

WorkStudio Spacious are the bigger alternative and provide you with more space. They vary in terms of shapes, sizes, floor and views of either Amagerbro or Kløvermarken.

What's included?

- Kitchen
- Private bathroom
- Access to Gym
- Access to shared spaces:(Meeting rooms, co-working area, lounge, rooftop terrace, courtyard)

31 WorkStudios are of this type.



# STUDIO SPACIOUS GROUND FLOOR

## KLØVERMARKEN VIEW

\*

Nr	M2 Net	M2 Gross
0.04	44.4	58
0.05	45.1	59
0.06	44.0	57



# STUDIO SPACIOUS 1ST FLOOR

## AMAGERBRO VIEW

\*

<b>Nr</b>	<b>M2 Net</b>	<b>M2 Gross</b>
1.01	45.3	59
1.11	47.1	61
1.18	47.2	61

## KLØVERMARKEN VIEW

<b>Nr</b>	<b>M2 Net</b>	<b>M2 Gross</b>
1.20	46.2	60
1.27	46.3	60
1.32	46.3	60

# STUDIO SPACIOUS 2ND FLOOR

\*

## AMAGERBRO VIEW

Nr	M2 Net	M2 Gross
2.01	45.6	59
2.11	46.4	60
2.17	38.2	52
2.18	49.2	63

## KLØVERMARKEN VIEW

Nr	M2 Net	M2 Gross
2.20	46.3	60
2.27	46.5	60
2.32	45.8	59

# STUDIO SPACIOUS 3RD FLOOR

## AMAGERBRO VIEW

\*

Nr	M2 Net	M2 Gross
3.01	45.3	63
3.11	46.9	60
3.18	49.2	63

## KLØVERMARKEN VIEW

Nr	M2 Net	M2 Gross
3.20	46.3	60
3.27	45.4	59
3.32	45.3	59

# STUDIO SPACIOUS 4TH FLOOR

## AMAGERBRO VIEW

\*

Nr	M2 Net	M2 Gross
4.01	44.8	58
4.11	43.6	57
4.14	48.2	62
4.15	47.3	61
4.16	49.9	63
4.17	49.3	63





# STUDIO TERRACE

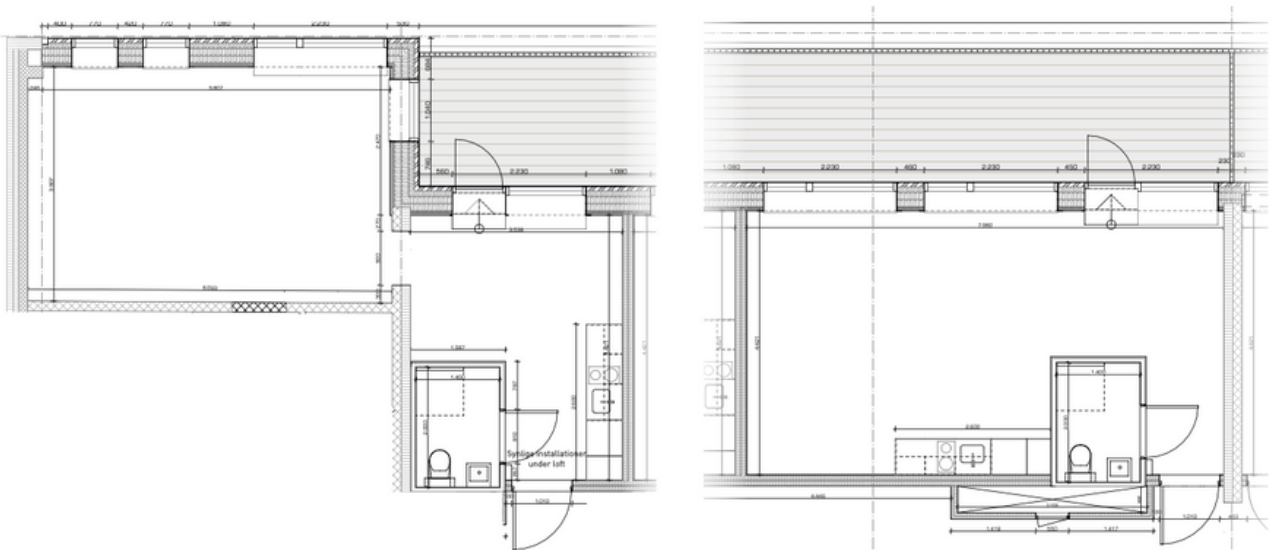
Located on the 4th floor and ranges from 58-65m<sup>2</sup> gross.

WorkStudio Terrace are all bigger in terms of size and are providing you with a big private terrace, with a view over the green surroundings of Kløvermarken.

What's included?

- Kitchen
- Private bathroom
- Private terrace
- Access to Gym
- Access to shared spaces:(Meeting rooms, co-working area, lounge, rooftop terrace, courtyard)

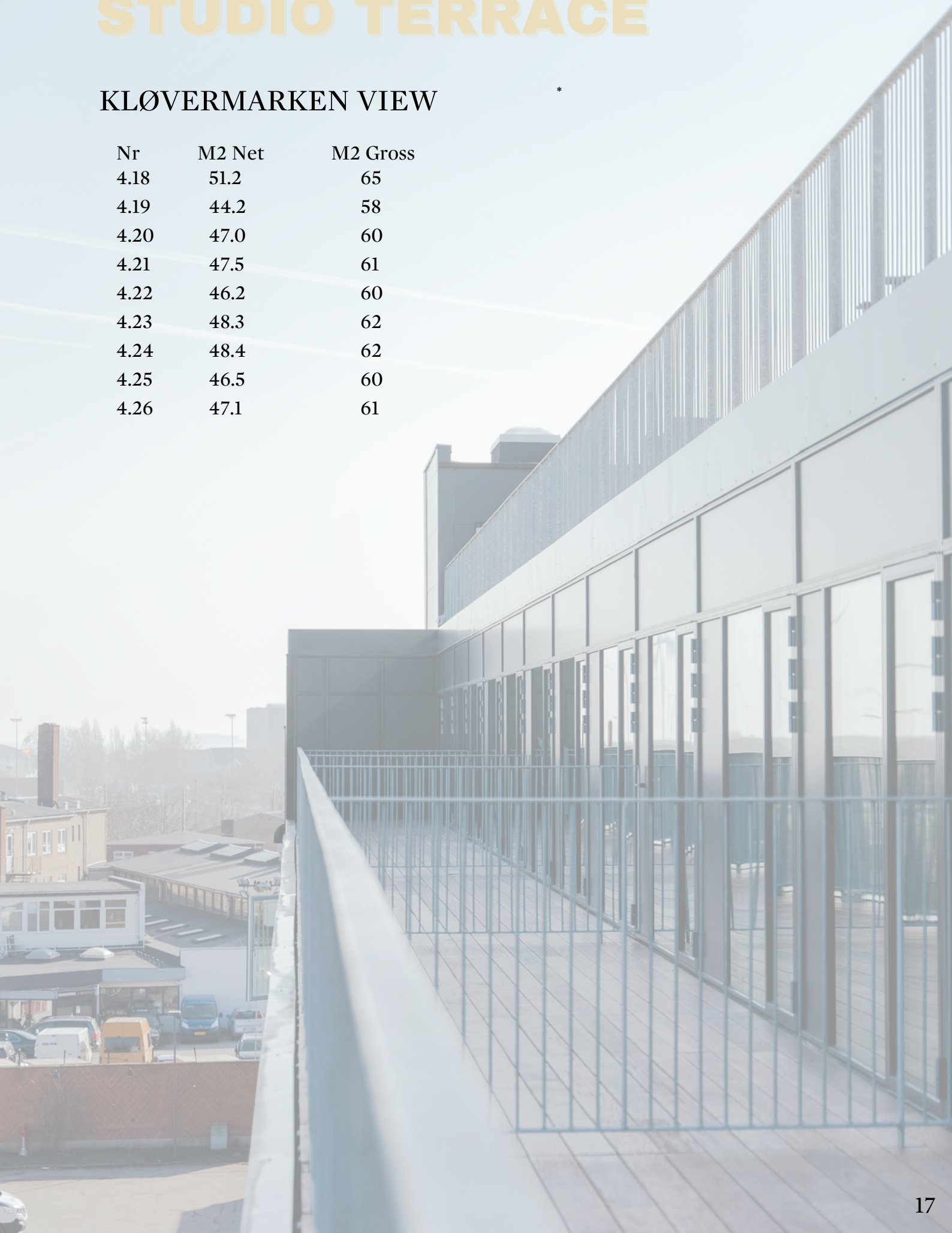
9 WorkStudios are of this type.



# STUDIO TERRACE

## KLØVERMARKEN VIEW \*

Nr	M2 Net	M2 Gross
4.18	51.2	65
4.19	44.2	58
4.20	47.0	60
4.21	47.5	61
4.22	46.2	60
4.23	48.3	62
4.24	48.4	62
4.25	46.5	60
4.26	47.1	61



# STUDIO PATIO

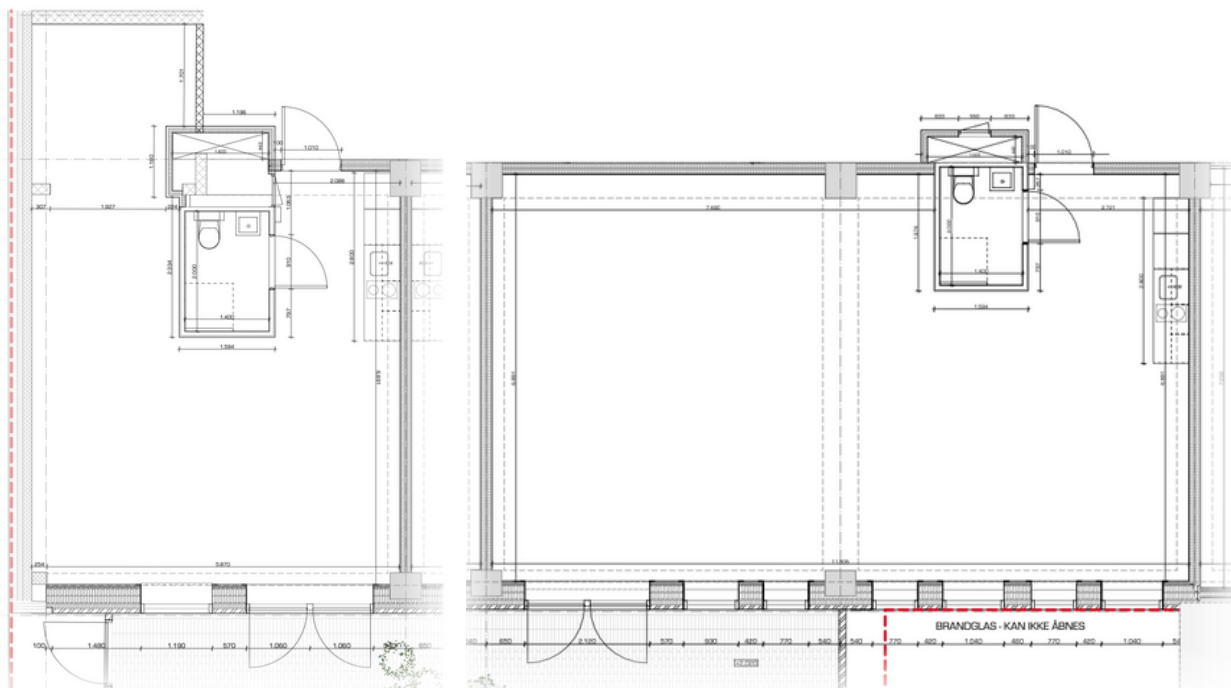
Located on the Ground floor and ranges from 60-86 m<sup>2</sup> gross.

WorkStudio Patio are all different in terms of form and size, which are reflected in the prices ranges from 11.000 - 15.000\*. But what they all have in common is a private, peaceful and quiet patio

What's included?

- Kitchen
- Private bathroom
- Private terrace patio
- Access to Gym
- Access to shared spaces:(Meeting rooms, co-working area, lounge, rooftop terrace, courtyard)

3 WorkStudios are of this type.



# STUDIO PATIO

## AMAGER BRO VIEW

\*

Nr	M2 Net	M2 Gross
0.01	72.9	86
0.02	46.7	60
0.03	58.3	72



# STUDIO SUPREME

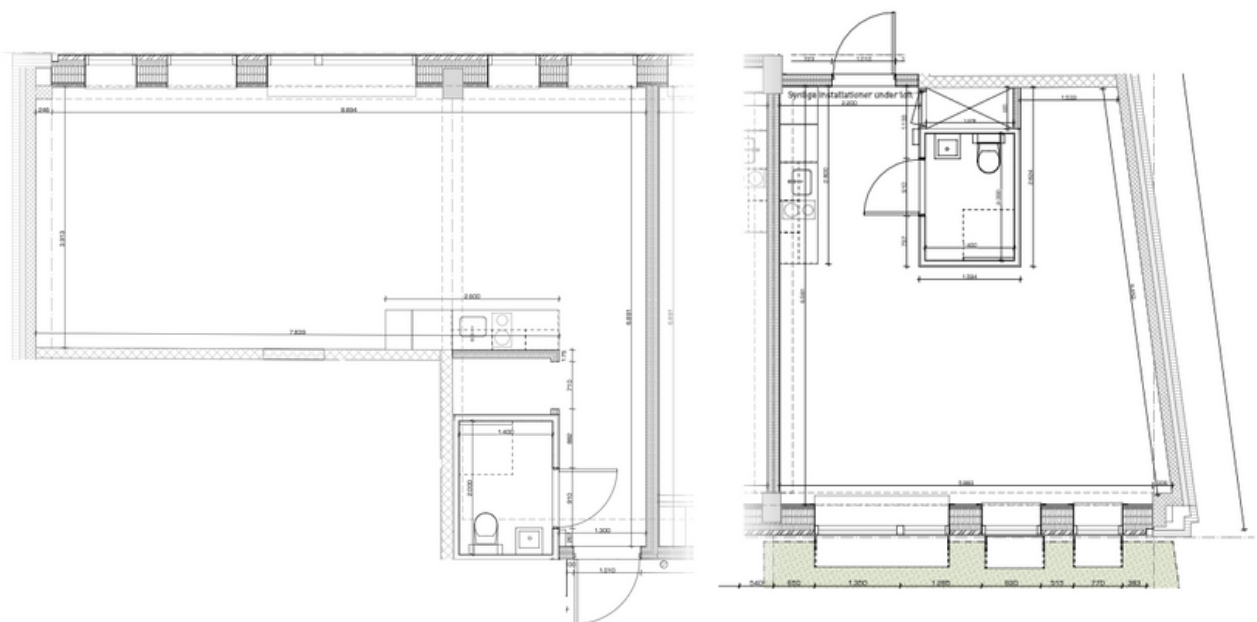
Located on all floors and ranges from 58-69 m<sup>2</sup> gross.

WorkStudio Supreme are just that something ekstra. They are located on from floor 1st till to 4th, which are reflected in the prices ranges from 11.500 - 13.000\*.

What's included?

- Kitchen
- Private bathroom
- Access to Gym
- Access to shared spaces:(Meeting rooms, co-working area, lounge, rooftop terrace, courtyard)

4 WorkStudios are of this type.



# STUDIO SUPREME

## KLØVERMARKEN VIEW

\*

Nr	M2 Net	M2 Gross
1.19	54.4	68
2.19	54.4	68
3.19	55.1	69



# SERVICE AND CONVENIENCE

At Siljangade, every amenity is included in the rent - at your convenience.

\*Only thing not included in the rent is your Studio and Shared Spaces utilities, which is on account DKK 500, plus a 54 kroner a month fee for high speed internet.



# CONTACT

Email: [info@siljangede.com](mailto:info@siljangede.com)

Phone: + 45 3044 5767

Website: [Siljangede.com](http://Siljangede.com)

Instagram: [@Siljangede](https://www.instagram.com/Siljangede)

Address: Siljangede 4-6 2300 København S



SILJANGADE