AARHUS Ø · DENMARK

Skyline & Harbour View Apartment, 5th Floor

A south-west facing corner residence of 118 m² with an 11 m² balcony over the marina, two bedrooms and a living room that opens to the water.

LIVING AREA	ROOMS	FLOOR	BALCONY
118 m² · excl. balcony	**3** 2 bedrooms + living	**5** of 7 · lift to all floors	**11** m² · south-west facing

ABOUT THE RESIDENCE

Set on the fifth floor of a quiet, well-maintained building on the eastern edge of Aarhus Ø, this corner apartment looks straight down the marina and across to the city skyline. The living room and both bedrooms sit on the water side, so the harbour is present from morning coffee until the last light.

Interiors are finished in pale oak floors, white walls and full-height glazing to the balcony. The kitchen is open to the living space with a stone worktop and integrated appliances; the bathroom has underfloor heating and a walk-in shower. A private lift lobby serves only two apartments per floor.

Practicalities are in place: a 12 m² storage room in the basement, one secure parking space in the underground garage, and a shared roof terrace with seating for residents.

> *"The water is close enough that you hear the rigging on a windy day."*

AT A GLANCE

Built / renovated	**2019 / 2024**
Tenure	**Freehold (ejerlejlighed)**
Monthly owner costs	**DKK 3,450 (example)**
Parking	**1 space, garage**
Storage	**12 m², basement**
Heating	**District heating**
View	**Marina & skyline**
Available	**From 1 Sept (example)**

ASKING PRICE (EXAMPLE)

DKK 4,795,000

Viewings by appointment. Figures shown are illustrative examples for this brochure and are not a valuation or offer.

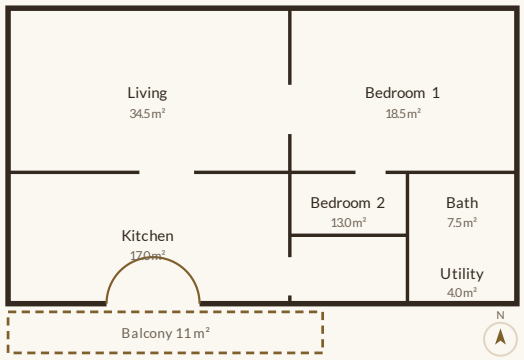
Plan, Rooms & Energy

ROOM SIZES

ROOM	M²	NOTES
Living room	34.5	Opens to balcony
Kitchen / dining	17.0	Open plan
Bedroom 1	18.5	Harbour view
Bedroom 2	13.0	Harbour view
Bathroom	7.5	Underfloor heating
Hallway	9.5	Fitted wardrobes
Utility / storage	4.0	Washer & dryer
Internal walls	14.0	Included in total
Total living area	**118.0** m²	
Balcony	**11.0** m², not included	

Areas are approximate and measured to the inside of external walls (example figures).

FLOOR PLAN



Simplified plan, not to scale. Harbour and balcony face south-west (lower edge of the drawing). Entrance and lift lobby at the top right.

ENERGY LABEL



Energy label C

District heating, triple-glazed windows and mechanical ventilation with heat recovery. Registered consumption of 62.4 kWh/m² per year (example figure). The official energy certificate is available on request.

ARRANGE A VIEWING

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