

FABULAS

WE PROVIDE THE BUILDINGS - YOU CREATE THE HOME

THE MODERN BOFÆLLESSKAB FOR CHILDREN, ADULTS & SENIORS

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GREEN CITY DEVELOPMENT & SOCIAL COMMUNITIES

The vision

Fabulas' vision is to create a new housing offer in the form of turn-key bofællesskaber. A home that is up-to-date and accommodates our times most demanded values: to live close to nature, to get quality at the same time as it being environmentally friendly and not the least to have a social neighbourhood with attractive meeting places without compromising privacy. A place that meets modern residents' demands, so they can thrive in their own home, whether they are a family, living out their youth or retired.

We want to be a property developer, who creates a good balance between the human and environmental values as well as the economic.

We call this concept 'the modern bofællesskab'.

FABULAS

Fabulas A/S – started 2017

Property developer

We cultivate the ideas and find the right people to draw and build them.

The people at the office:

Michael Eberhard
Director & partner

Merete Grotkjær
Graphics

Sarah D.R. Hansen
Content writer

Martin Laursen
Anthropologist

WE WANT TO BE
YOUR SUPPLIER
OF GREEN
& SOCIALLY
SUSTAINABLE
HOUSING
SOLUTIONS



Partners

We work with a range of experienced partners within the construction industry. We have selected leading partners within timber construction and social housing, to ensure the best possible realisation of our concept.

Architect: C.F.Møller

Property advisor: Alekto

Real Estate Attorney: Kromann Reumert

Lawyer with cooperative housing: Abel & Skovgaard Larsen

Moms and tax advisor: ReviTax

DO YOU WANT
TO JOIN?

Who are we?

Fabulas consists of an experienced and liquidity strong circle of owners. All owners have a common vision about creating effective and sustainable bofællesskaber, based on the values that are described in this brochure. The owners consist of the following four partners, who started the company in 2017:

Michael Eberhard, Tom Deichmann, John Haugaard and Michael Sølling as well as pr. 01/01/2021 the company "12. Juni 1976".

The company is a part of the owners behind Troldekt.

Holistic construction

At Fabulas we want to accelerate sustainability within the construction industry. We work with three main visions: to build more eco-friendly with wood, to create a focus on the good, social communities across generations and a re-activation of housing such as cooperative housing, which can create a stable economy for the buyer, the state and the commune on the house market.

Solutions to present & future problems

By helping each other more in our neighbourhoods and creating stronger connections around us, we can create solutions to a rising national crisis of depression and loneliness, which is costing the community a lot not to actively prevent instead of only focusing on treatment.

The climate crisis demands action and change before 2030. Therefore it is essential that we find more sustainable building materials, that last longer and emit less CO₂ in both the process and construction, as well as the lifetime of the building. At the same time, we can include more wild nature and make sure we have more recreational nature areas in our neighbourhoods, than we currently have today.

Why do we build? Because it matters to the collective national welfare where you live and settle down as well as what surroundings your neighborhood can provide for your well-being.



WHAT DO WE LOOK FOR IN NEW PROJECTS?



Cities/surburban villages that wants a strong community



Proximity to nature



Good transportation options



Local institutions, e.g a school



Visionary and green communes



Communes with interest in cooperative housing

LAND TO CITYZONE

CITIES

CITYZONES THAT WANT GREENER, MORE SOCIAL AND DIVERS HOUSING PROJECTS

OUR TAKE ON THE SUSTAINABLE NEIGHBOURHOOD OF THE FUTURE



New neighborhoods, that we with a clean conscience can pass on to our children in the future.



Safe neighbourhoods with more time, investments and entertainment, through community and shared economy.



A bofællesskab for all generations with dynamic and diversity.



Natural surroundings and wild nature that grows between buildings.



Eco-friendly houses, that can be bought with good environmental conscience.



Modern bofællesskaber, where we rethink and modernise common spaces.

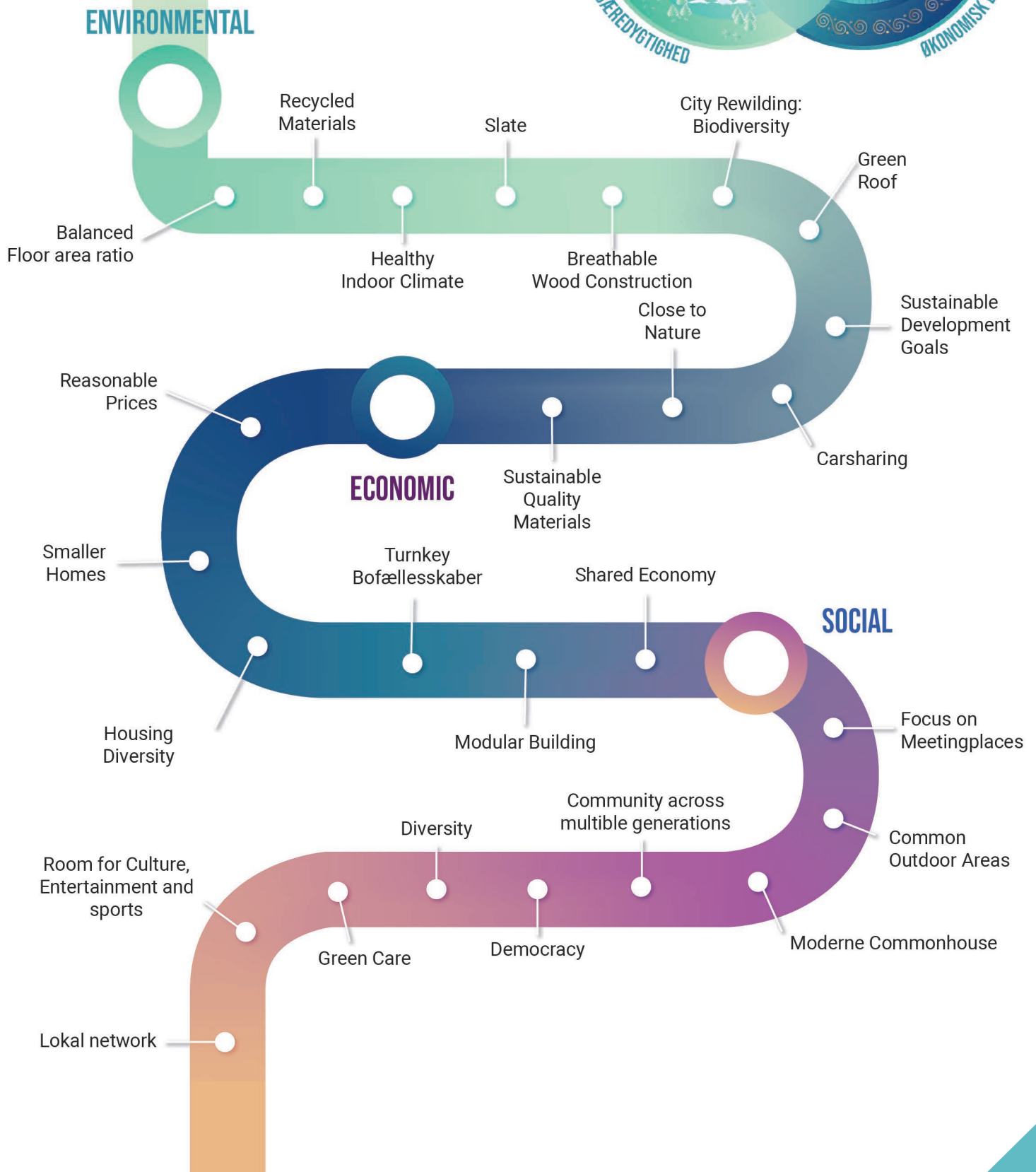
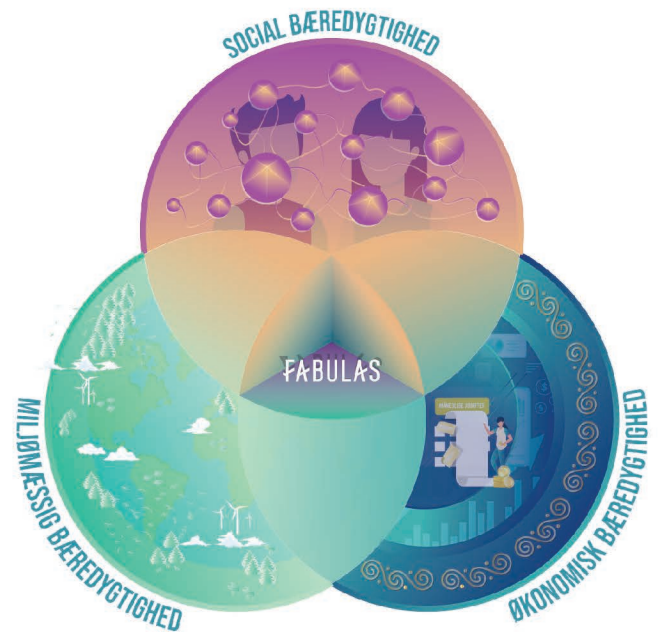


Flexible bofællesskaber, with freedom of choice and space for privacy.



Diverse housing options and stability on the housing market by building more cooperative.

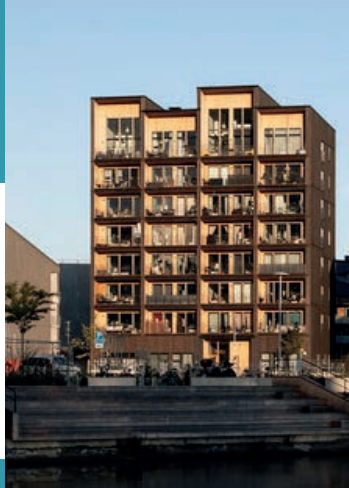
ENVIRONMENTAL, ECONOMIC & SOCIAL ACTIONS



WOOD: A HISTORICALLY STRONG BUILDING MATERIAL FOR FUTURE NEEDS



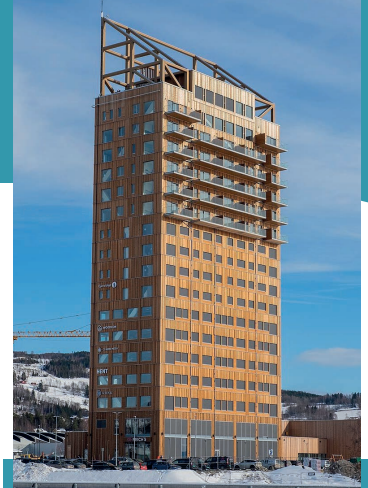
WANG KIRKEN - POLAND - C. 1200



KAJSTADEN - SWEDEN - C.F.MØLLER



NORE KIRKEN - NORWAY - C. 1100



MJØSTÅRNET - NORWAY - VOLL ARKITEKTER

Historically, wood has been the most popular construction material and has been used especially for the inner constructions since 8000 b.c. Worldwide there still stands ancient wooden constructions and in our neighbouring countries, wood has already made a big comeback.

This comeback is due to a new focus on eco-friendly materials. If you replace concrete with wood in a new building, it's possible to emit up to 80% less CO₂ in the lifetime of the building.

Furthermore, the right wood, with the right treatment, can create a healthier indoor climate, if you use it internally. Along with our associates 'LivingBetter', we want to create the best possible indoor environment within our houses.

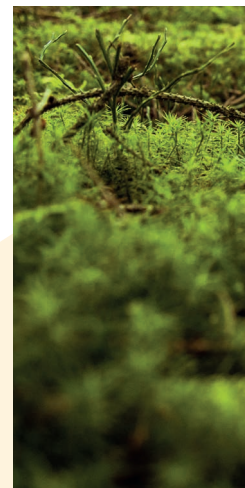
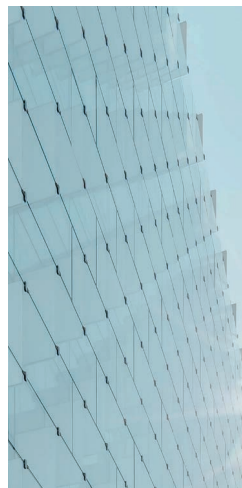
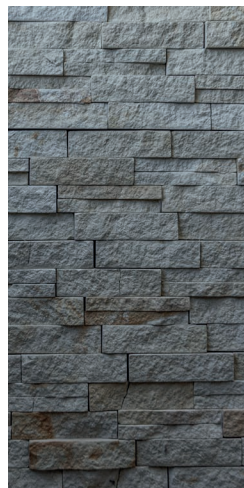
UP TO 80% LESS
CO₂ EMISSION DURING THE
BUILDINGS LIFETIME

MATERIALS THAT MAKE A DIFFERENCE

Besides wood, we use maintenance free facades, such as slate, glass, aluminium and steel, which also has a lower carbon footprint than brick or concrete and a longer lifetime.

With sedum we create an aesthetically natural impression, as well as a solution for rising amounts of rain water.

The materials are also chosen for their recycling properties.





WE LIVE IN A NEW, DIGITIZED WORLD – SO WHY DO WE STILL BUILD AS PER USUAL?

NEW HOUSING SOLUTIONS WITH A FOCUS ON COMMUNITY CAN CREATE WELFARE AND SAVINGS

Over the last ten years, the world has become so hyper-digitalised, that you can practically live your life through smart devices. It sets a new precedence when it comes to socialising, as most interactions are possible to achieve online. Unfortunately, the tech-revolution has been accompanied by some unfortunate side effects such as an increase in loneliness, stress and anxiety, in all age groups but especially for teenagers.

To connect socially in physical form is a natural necessity for human beings in order to thrive and have a healthy and balanced mental health. The amount of time spent behind a screen is a problem that we need to get ahead of and create solutions for, as we build our surroundings for the future, by securing easy access and encouragement to physical socializing through attractive, inclusive and comfortable environments.

**LONELINESS COSTS
8 BILLION A YEAR
IN TREATMENT AND
CARE IN DENMARK**

GREEN CARE WITH NATURE'S HEALING POWERS

Many studies have found that spending time in nature and being physically together has been linked with a healing effect on mental health. Nature can create a peaceful and quiet environment, that keeps you calm instead of over stimulating yourself on social media - scrolling with a ton of options and decisions every second, which creates unnecessary stress and anxiety at a young age. Nature's healing powers are something many of us have already felt, as we have engaged ourselves with more walks and having more time to ourselves during the lockdown of the Corona pandemic. The concept has led to a movement called "Green Care."

” IT IS ALL ABOUT BALANCE - THE GOLDEN MIDDLE WAY; HOW DO WE CONNECT OUR DIGITAL TIME, WHERE WE SOCIALISE ONLINE, WITH OLD VALUES AND THE HUMAN NEED TO BE SOCIAL PHYSICALLY? ”

”



THE COMMON HOUSE: A HOME WITH MORE NEIGHBOURLY FRIENDSHIPS & CAPPUCINO BY THE FIREPLACE

AN EXTRA LIVING SPACE TO RELAX IN

We provide the option to live in your own home whilst at the same time having easy access to the community, whenever you wish to reach it – whether it is the wood shop, common eating or the sailing team, you'll find meeting spaces all year round, in the spacious and inviting common house.

It is all about the good neighbourhood; the helping hand to watch over the kids, walking the dogs together with a cup of coffee and talking about everything or nothing at all on a rainy day, where you might have otherwise sat alone with your thoughts. That's how we believe the community will create more energy in the everyday life and replace loneliness with joy.



HOUSES WITH ROOM FOR ALL

As we build bofællesskaber for all generations and families, we provide a wide range of housing sizes. We accommodate the necessary space for a bigger family, the seniors who want to live on the ground floor with a garden and the parents whose children have left the nest and are looking for something smaller, along with many other alternative needs.

QUALITY & ENVIRONMENTAL MATERIALS GO HAND IN HAND

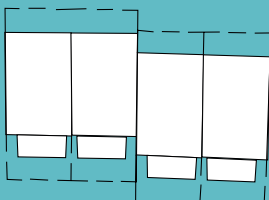
Common for the houses, is the goal to create a modern, aesthetically pleasing and cozy expression, that neither compromises quality or environmental thinking. The facades are built with slate, with wood elements, that will also make up the inside structure of the building along with wooden isolation and sedum on the roofs.

COOPERATIVE
HOUSING =
HOUSING
DIVERSITY

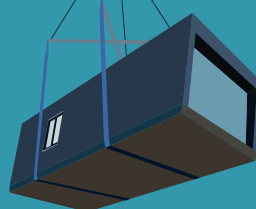


STREAMLINING THE BUILDING PROCESS CREATES ECONOMICAL SURPLUS

CONNECTED UNITS



MODULAR BUILDING



QUALITY MATERIALS AND REASONABLE PRICES



WHO IS THE MODERN FABULAS BOFÆLLESKAB FOR?

ANYONE WHO NEEDS
CALMER SURROUNDINGS
AND IMMERSION IN THEIR
EVERY DAY LIFE

THOSE WHO WANT TO
LIVE NEAR NATURE

ANYONE WHO WANTS TO
BENEFIT FROM WORKING
TOGETHER FINANCIALLY IN
A COMMUNITY

THOSE WHO SEEK A BETTER
CONNECTED COMMUNITY AND
CLOSE RELATIONS IN MODERN
SURROUNDINGS

THOSE WHO DARE TO
SAY 'YES'

THOSE WHO WANT
TO LIVE IN AN ACTIVE
NEIGHBOURHOOD

ALL FAMILLIES





FOR THE FAMILY WHO WANTS TO RAISE THEIR CHILDREN NEAR NATURE IN SECURE FRAMES

FAMILIES WITH CHILDREN ARE MOVING BACK TO THE SUBURBS

Remember the safe surroundings and the quiet road in the 90's, where you would run up and down the street and bump into someone to play with? That is what many parents are looking for today, as it is what they themselves grew up with.

MORE TIME FOR EACH OTHER

Time is short in the modern family. Even having to meet for coffee in the city can seem unmanageable in the never ending tasks of the every day life. That is where a bofællesskab can be a help. A place where you know everyone and you help each other out, making it all come together – taking turns doing dinner with the neighbours or taking turns driving the kids to sports practise. In a nutshell, to be a helping hand to one another and create energy in the all-consuming role of being a parent.



SENIORS AND THE ULTIMATE USE OF THE THIRD AGE

- BECAUSE NO ONE DESERVES TO SIT ALONE, WHEN THE KIDS HAVE LEFT HOME OR YOU REACH RETIREMENT

BOFÆLLESSKABER ARE LACKING NEW BUILDING PROJECTS

Many seniors seek bofællesskaber, in higher demand than they are available. They seek a smaller house that is easy to keep and a neighbourhood where you have a sociable community and activities, instead of sitting alone behind closed doors.

BEING WITH OTHER AGE GROUPS

At Fabulas we want to offer a bofællesskab, that doesn't focus solely on housing the elderly. We believe that diversity in age groups is a part of securing a healthy dynamic in the bofællesskab, where each generation have their own stories to tell.



LØVFANGET

Voerladegård
8660
Skanderborg

Voerladegård is a new project in the pipeline, that needs to go through local procedures in Skanderborg Commune. We hope for a swift process, so it's available for occupancy by 2023.

In Løgten our bofællesskab is part of a bigger project, where we are rebuilding and rethinking the city center with shops, common areas and housing. We are in the middle of local planning, and we expect that people can move in by 2024/2025.



Løgten
8541
Skødstrup



VINGE

Vinge
3600
Frederikssund

The project in Vinge is going to be our first bofællesskab, where we are starting building in 2021. We look forward to inviting the first people into their new homes between 2022/23.

In Alken, we are waiting planning of the housing area Anes Høj II, before we start the planning and drawings of our Fabulas bofællesskab. We hope the first people can move in by 2024.



Alken
8660
Skanderborg

Alken Søbred

TRADITIONAL BUILDING

(WHEN WE BUILD AS WE ARE USED TO)

Detached houses and townhouses in 'rows' or squares, multi-storey buildings

Rising rent in rentals and rising housing benefit in new rental buildings

Concrete and brick: big CO₂-emissions & low amount of nature integration

One time use of materials, short lifespan

Insufficient or no common house

Loneliness creates big costs in the health sector and until now the focus has been on the treatment rather than counteracting loneliness beforehand.

Focus on minimum sustainable criteria when it comes to materials and common areas. Little thought on choices during the building process

Minimal focus on healthy and natural indoor climate due to material choices

SUSTAINABLE BUILDING

(FABULAS' GOALS)



Cluster structure, which collects the houses and works together with the surrounding nature



Cooperative housing minimizes cost to 'boligstøtte' for the commune as well as rent for the citizen and creates economical room and surplus for both



Nature elements such as wood, slate, glass and grass roofs, results in lower CO₂ emissions



Recycled materials, long life span



400 m² innovative and continuously evaluated common facilities suited to the bofællesskabs interests



The modern bofællesskab can help prevent the problems of loneliness and therefore create savings, with less need for care and treatment in the health sector



Focus on sustainable materials in all parts of the building process as well as a three part sustainability plan: the economic, social and material sustainability.



Bigger focus on healthy and natural indoor climate through material choices, for example wood as the primary building material

WHY DO WE BUILD AS PER USUAL, WHEN SOCIETY AND THE WAY WE LIVE, HAS CHANGED DRASTICALLY?

FABULAS

THE ADVENTURE BEGINS HERE

CALL OR WRITE US, AND WE'LL TAKE A CHAT ON OPPORTUNITIES
OVER A CUP OF COFFEE OR A CROISSANT.



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