

CobraHave

Tenant Guide



C.W.OBEL
EJENDOMME

Welcome to CobraHave

We hope you enjoy your new home.

This tenant guide contains the necessary information about your home and the common areas you have access to. It explains how best to clean and maintain fixtures, windows, floors, white goods, etc. as well as what technical installations you should be aware of.

If there is any information that the residents' guide does not provide answers to, such as malfunctions in technical installations or common areas, please contact C.W. Obel Ejendomme. In case of sudden damage outside normal opening hours, please contact our emergency phone. Contact details can be found in the welcome folder or on notices in the hallway.

For more general information please see: [Worth knowing as a tenant](#)

Best regards

C.W. Obel Ejendomme

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PRACTICAL INFORMATION

Keys / Access

Each apartment is issued with 4 keys. The keys fit all entrance doors, front door, basement, storage room (integrated in the apartment or in the basement) and mailbox. The keys are system keys from Medeco. In addition to keys, a code for electronic door opening is provided. The code can be used on the control reader on the stairwell door and all common access doors including the basement door. Enter the code and finish with # and the door will open. If keys are lost or if you need more keys, contact the property's caretaker.

Please note: the cost of new/extra keys is the responsibility of the tenant.

Mailboxes and nametags

There are nameplates at the front door and on the mailbox. If you need a new nameplate or change of nameplate, please contact the property caretaker (cobrahave@cwobel.dk).



The mailboxes are at the bottom of the staircase. The system key must be used.

Insurance

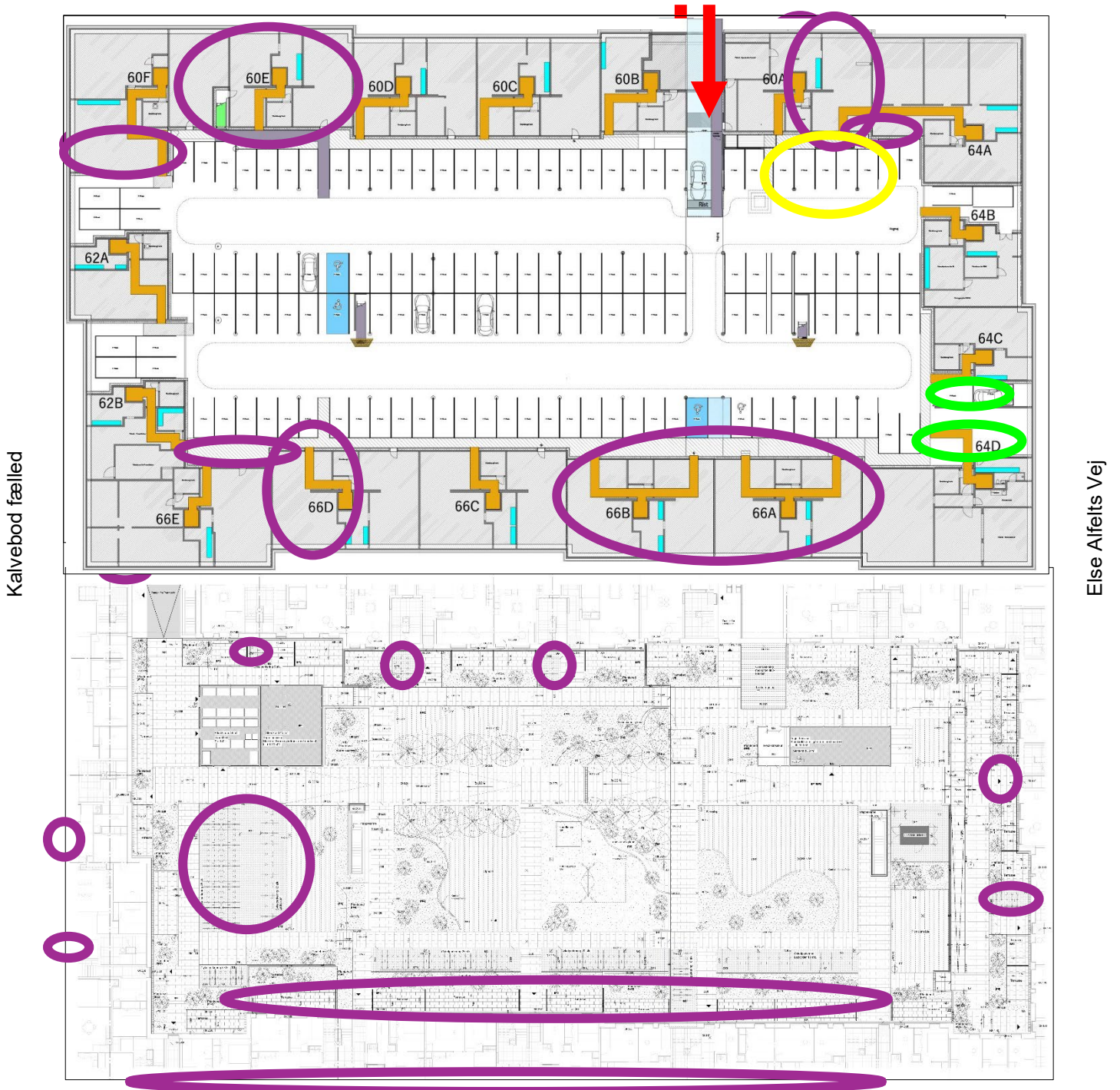
It is recommended to sign up for insurance for your own belongings, as damage to private belongings such as furniture, carpets, etc. is not covered by property insurance, regardless of the cause of the damage. The same applies to storage of contents in basements. It is recommended that contents in basement rooms are not placed directly on the concrete floor.

Parking

It is possible to park in the underground parking garage according to the guidelines at any given time. The entrance to the parking basement is via Else Alfelts Vej marked with a red arrow below.

There is shared bicycle parking in the basement and in the racks marked with a purple circle. Parking for cargo bikes is marked with a green circle and electric charging stations is marked with yellow.

- Bicycle parking in the basement and on terrain.
- Cargo bike parking in the basement.
- Electric charging points (Clever) in the basement. Always check the applicable rules on the signs in the car park.



Charging stations

Electric charging stations have been installed in the basement of parking spaces 27 and 28.

The electric charging stations are for the exclusive use of the property's residents. It is not a prerequisite that you are a tenant of a parking space to be able to use the electric charging stations.

Residents who wish to use them must take out a subscription with Clever.

At spaces 27 and 28, there is 3-hour parking every day between 08-24 and unlimited parking between 00-08.

An agreement has been made with the parking company Apcoa for parking control, and exceeding the applicable rules will result in a charge.

Always check the applicable rules on the signs in the parking basement.

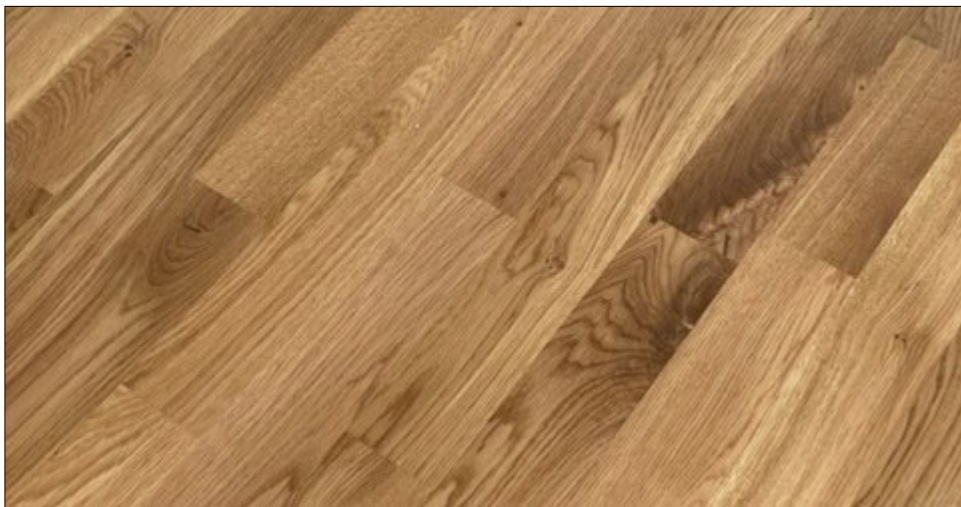


FLOORS

Woodend Floors

All wooden floors in the home are solid oak parquet floors from Junkers type EG Millrun. As wood flooring is an organic material, it will expand and shrink depending on the season. It is a traditional wood floor on a bedding base that will move depending on the humidity. This means that cracks may appear in the floor, which is normal and to be expected.

The optimal temperature for the wood floor is 18-22 C.



To protect the floor in the best possible way, there are a few things you can do as a resident:

- Provide beds and chairs with felt pads
- Use running boards where you use office chairs
- Potted plants should be fitted with saucers and raised to allow sufficient airflow under the bowl.

Revarnishing the floor should be done before the original varnish wears through. Wearing through the original varnish means that the floor must be sanded to clean wood before recoating. If there is a risk of wear-through, contact the property caretaker.

Drilling in floors is not allowed.

Care & maintenance

Correct indoor climate and humidity are important to prevent the wood floor from working and changing more than normal. Normal summer humidity requires good ventilation and possibly heating. The relative humidity should be in the range 30 - 60% at 18 - 22° C.

How to clean

For light cleaning, vacuum or wipe the floor to remove dust and dirt. For more thorough cleaning, wash the floor with a microfiber mop and all-purpose cleaner. Junkers has a floor soap that can be used. Do not leave water on the floor. Swabs or mops are not recommended as they leave too much water on the floor.

Stop the dirt at the entrance

Stop dirt at the front door with effective wiping mats. This makes daily cleaning easier and reduces wear and tear on the floor. Be aware that gravel and sand in particular wear and damage the floor. Office chair pads should be placed under office chairs.

Stain guide

For best results, remove stains while they are fresh. Once the stain has been removed, wipe with clean water and a firmly wrung cloth. Be aware that latex-containing pads, mat backs and black rubber wheels can discolor the paint.

Plettype	Kan fjernes med
Frugt, bær, saft, øl, vin, mælk, fløde, kaffe, te	Vand, tilsat gulvvaskemiddel eller mildt opvaskemiddel
Chokolade, fedt, skocreme, hælmærker, olie, tjære, asfalt	Rensebenzin, vand tilsat grundrengøring (følg doseringsforslag).
Karbonpapir, stencil farvepapir, blæk, kuglepen, læbestift	Sprit
Urin, opkast	Vand tilsat gulvvaskemiddel eller mildt opvaskemiddel
Blod	Koldt vand

WALLS AND CEILINGS

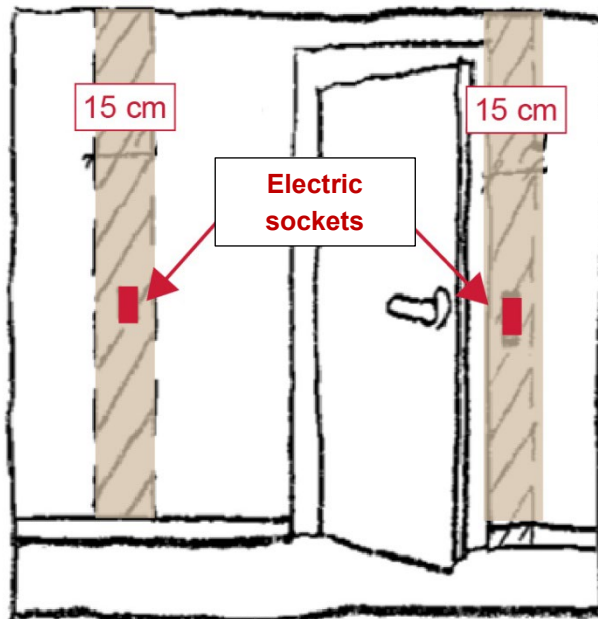
There are several different types of walls in the apartment, both in terms of materials and surfaces. The walls are in the following materials:

- Concrete
- Lightweight concrete
- Plasterboard walls

Hanging lightweight items by nailing or gluing can be easily done on most walls. For heavier objects, such as shelves, TVs etc. it will be necessary to use dowels. These dowels are chosen according to the material to be fixed and the load involved. Lightweight concrete and drywall can be drilled with an ordinary screwdriver. For installation in concrete walls, use an impact drill (except in bathroom walls, see under the Bathroom section).

Pay special attention to the following:

- Do not drill in a 15 cm wide area from floor to ceiling, at electric sockets, switches and light sockets, as the electrical installations are hidden in the wall
- When drilling in ceilings, have two buckets ready as there may be residual moisture in the concrete ducts.



Painting of walls

Different paint has been used on walls and woodwork in the apartment:

Walls between kitchen counter and wall cabinets:

Type: Dekso H25

Product: Flügger

Gloss: 25

Color: Råhvid S0500-N



Frames and skirting boards in the apartment:

Type: Træmaling

Product: Flügger Interior Easy Finish

Gloss: 40

Color: Hvid. RAL 90



Ceilings and walls:

Type: Akryl Plast

Product: Flügger Pro

Gloss: 5

Color: Råhvid S0500-N



Bathroom ceilings and walls:

Type: Dekso H25

Product: Flügger

Gloss: 25

Color: Råhvid S0500-N



Storey partition

The ceilings are made of concrete elements, also known as hollow core slabs, which means that there are longitudinal channels in them. During construction, these channels can be exposed to water, which can then lie in the channels. The amount of water can vary from a few drops to several liters. Sometimes the water will show itself, for example when drilling to install lights, so it's a good idea to have a bucket ready. **During construction, drain holes were drilled in all cavities to drain the elements, but water may appear as shown in the picture.**

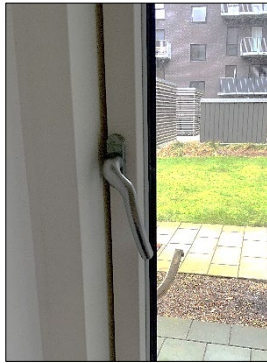


If you notice water or stains on the ceiling, contact the property's caretaker.

WINDOWS AND WALLS

Windows

Windows, French balcony doors and balcony doors are wooden on the inside and aluminum on the outside. Windows and balcony doors are side-hung and open outwards. In some apartments there are doors with a tilt.



Window Closed



Window open/tilt



Glass tape

Sealing strip

Cleaning

For soiling of exterior frame and frame surfaces. Cleaning should be done at appropriate intervals and can be done in connection with window cleaning. Wash the frame and frame surfaces with water and ordinary detergent. Remember to wash the exterior fittings as well. The cleaning agent must not contain abrasives or solvents.

Lubrication

It is recommended to lubricate all moving parts with sewing machine oil once a year. Along with the annual lubrication, an inspection of sealing strips and glazing beads should be carried out. If you are unsure how to do this, contact the caretaker. Sealing strips are checked that their position and retention are in order and that the strips continue to fulfill their sealing function. For most element types, it is a simple operation to remove and reinstall the sealing strips, and this should always be done in connection with the maintenance of any surface treatment. Sealing strips should never be painted over.

There is a child safety lock on all windows, which is triggered by pushing the post in towards itself to release the hook. The window can now be opened. The child lock is automatically activated when the window is closed again.



Activated child safety lock



The child safety lock is now triggered, and the window can be opened fully

INTERIOR DOORS

Interior wooden frames and doors should be cleaned with all-purpose cleaner. Internal sealing strips should be cleaned with a damp cloth and lubricated with silicone at least once a year. Hinges and fittings should be lubricated with acid-free oil such once a year. Cleaning agents containing alcohol, solvents, chlorine or sal ammoniac should generally not be used. Locks are lubricated at the factory and do not require further treatment.

If you experience problems, contact the property's caretaker.

BALCONIES/TERRACES



Balcony – View towards the courtyard

The balconies are enclosed by a railing. The railing consists of galvanized steel railing. The floor is made of composite boards. The following are tips for the future maintenance of the balcony.

- Thoroughly clean your balcony of dirt at least once a year. Leaves and debris from trees should be removed. Use clean water and a soft brush. If the surface has turned green, use a little all-purpose cleaner or a light solution of algae remover. Then clean as needed.
- Wipe railings and guards with a wrung-out cloth.
- Do not store items on the balcony that can cause water pooling.
- NEVER lay carpets etc. on the balcony floor.
- If flower boxes, etc. are placed on the balcony floor itself, they must be blocked up so that water can run off unhindered. It is not enough to drill holes in the bottom of flower boxes, as this can discolor the balcony floor.
- When watering flowers, be considerate of neighbors and avoid overwatering.
- Do not drill or the like in the balcony floor or railings.
- Do not sprinkle salt or similar on the balcony floor.
- There is a leaf catcher grate in all roof drains, which must be cleaned about 4 times a year, more if needed. Dirt and debris is removed from the surface. The leaf catcher should not be removed from the manhole. A square is cut out in the decking boards on top of the leaf trap, which can be lifted up to access the leaf trap.

KITCHEN AND WARDROBES

Kitchen

The kitchen and wardrobes are from HTH. Clean the surfaces with cold or lukewarm water and wipe with a dry cloth. For grease stains that cannot be removed with water alone, add ordinary dishwashing detergent (max. 1 tsp. per 1 liter) and then wipe dry.



Picture of kitchen

The worktop is 30 mm high-pressure laminate, which is durable. It is usually sufficient to wash with a damp cloth and dry with, for example, a tea towel. Stains that cannot be removed with clean water can usually be removed with a sulphate remover mixed with lukewarm water, after which the worktop is rinsed with cold water and wiped dry.

- Do not use scouring powder or other abrasive cleaning agents.
- Do not place hot pots directly on the worktop.
- Always use a chopping board as both knife and worktop can be damaged.

The sink is made of stainless steel and is cleaned with detergent and a dishwashing brush. **Never use steel wool!** This leaves small particles that can develop into rust stains.

Avoid leaving: salt, vinegar, citric acid, fruit juice, mustard, chlorine and other chemicals on the surface as they can cause corrosion and damage the sink in the worst case.

Clean the faucet with a little soap and a damp cloth. Then wipe the faucet and rub dry. Wiping after use is recommended to avoid limescale stains.

Drawers and doors are adjusted when you move in, but during daily use it may be necessary to adjust, especially the doors. A door should never be in contact with the door next to it, as this will cause marks/damage to the doors. Doors can be adjusted using a screwdriver.

Remove the "lid" sign with a flat screwdriver and adjust according to the instructions.



The screw closest to the door shifts the door sideways depending on whether it is scraped



The screw furthest from the door adjusts the hinge back and forth for a flat surface with the other doors.

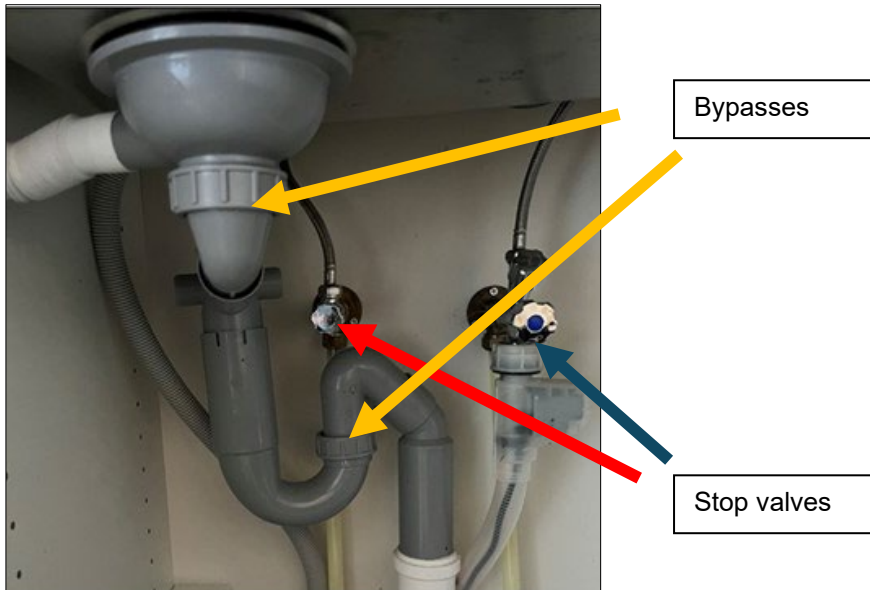


Hanging in cabinets should only be done in the pre-drilled holes in kitchen and wardrobes. No nailing or screwing should be done in cabinet sides or customization panels.

When screwing into pre-drilled holes, be aware that the thickness of the cabinet sides is only 16 mm, which is not very thick.

Water trap

The trap under the kitchen sink should be cleaned at least twice a year or as needed.

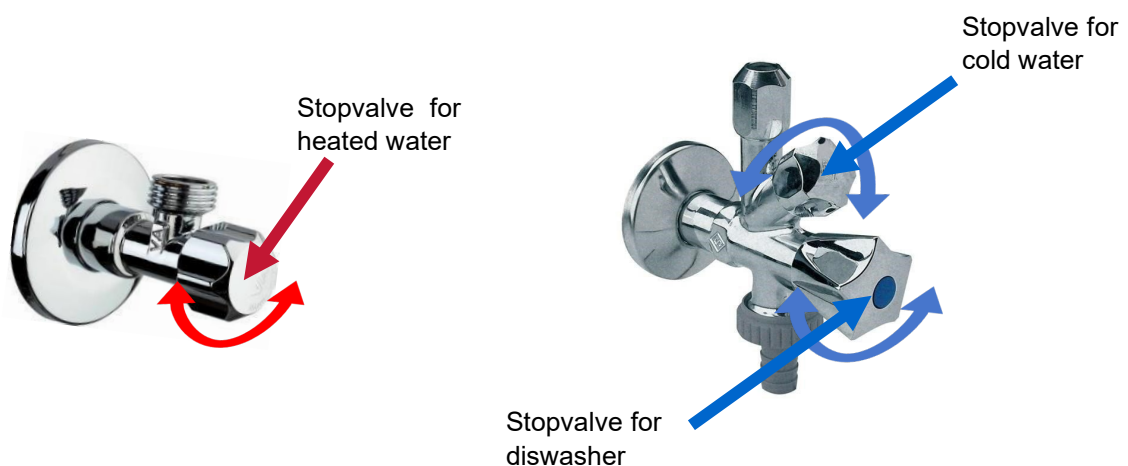


The water trap must be cleaned as needed. This is done as follows:

1. Place a bucket or dish under the water trap.
2. Unscrew the bottom of the water trap so that it empties into the bucket.
3. The entire water trap can be unscrewed and cleaned if necessary.
4. Unscrew the two loops anti-clockwise to release the water trap (note that there are rubber gaskets in the joints that need to be reinstalled). Remove the clip for the dishwasher.
5. The water trap can now be removed.
6. Reinstall the water trap (remember the gaskets and the clip for the dishwasher). Test that the water trap is tight before removing the bucket.
7. Make sure the water trap is refilled with water, otherwise odours may occur.

Stopvalves for closing the water

Once a year, the water stop valves should be 'massaged' so that they do not become 'stuck'. Turn the valves as shown in the figure, turn a quarter back and forth a few times and make sure that the valve is finally open.



BATHROOM

The bathroom in your home is a so-called shower cubicle. The walls are made of cross-reinforced lightweight concrete. They are 50 mm thick, which is not as thick as the other interior walls in the apartment.

Bathroom countertop



Picture of a bathroom – test housing

Daily cleaning of the worktop and sink is done with a soft cloth and warm water. Then wipe with a soft cloth. You can also use ordinary all-purpose cleaner. For rougher cleaning and removing small scratches as needed, you can use a special cleaning pack with scourer and abrasive pads designed for Corian worktops. If the worktop comes into contact with strong chemicals such as acetone, white spirit, drain cleaner etc. it should be wiped up immediately and then cleaned with water and heavy-duty all-purpose cleaner or washing-up liquid to avoid damage to the surface.

Clean the tap/faucet with a little soap and a damp cloth. Then wipe and rub dry. Lime stains can be avoided by drying the tap after use. Avoid scratching sponges and scouring powder. Also avoid solvent- and acid-based cleaning agents, limescale removers, vinegar and products containing acetic acid when cleaning.

To remove limescale from the air mixer, soak it in household vinegar until the limescale is dissolved. Common descaling agents that contain mineral acids (hydrochloric or acetic acid), for example, do more harm than good.



Floor and wall tiles

The walls in the shower area are covered with tiles. If the grout/tiles need cleaning, it is recommended to use an alkaline cleaner or similar product followed by cleaning with a chlorine-based cleaner. Rinse grout and tiles with plenty of water both before and after using the cleaner and wipe with a dry lint-free cloth.

It is not recommended to use 'greasy' detergents such as brown soap or soap flakes as this will only build up a dirt-binding layer. If a detergent with a care effect has been used, this can be removed with a basic cleaner. Tile repairs should be carried out by professionals. Contact the caretaker if there is a cracked tile or a loose grout.

Changing the bulb

Lighting in the bathroom is ceiling spotlights, Size $\varnothing 82 \times 127$ mm. Colour is chrome, and with 230V GU 10 tilt. Colour temperature warm white. IP 44. The tenant is responsible for replacing the bulbs.

1. Loosen the bulb

Make sure the light is switched off when replacing the bulb.

There is a locking ring on the edge of the bulb, turn it to the left and the socket and bulb will now be loose.



2. The bulb is now loose

Grasp the bulb and socket, turn the bulb half way to the left and the bulb will be released from the socket.



3. Installing the new bulb

Insert the new bulb into the socket and turn the bulb half a turn to the right. Now test if the bulb works by switching on the light. If it works, switch off the light again, push the bulb back into place and reinstall the locking ring. If it doesn't work, switch off the light and check that the bulb has not burst and repeat the above.



If it still does not light up, contact the property caretaker.

Water trap

The water trap under the washbasin is a purse trap and is cleaned as follows:

1. Place a bucket or dish under the trap.
2. Unscrew the bottom of the trap so that it empties into the bucket.
3. The entire water trap can be unscrewed and cleaned if necessary.
4. Unscrew the two loops anti-clockwise to release the water trap (note that there are rubber gaskets in the joints that need to be reinstalled).
5. The water trap can now be removed.
6. Reinstall the water trap (remember the gaskets). Test that the water trap is tight before removing the bucket.
7. Make sure the water trap is refilled with water, otherwise odours may occur.

The water trap can also be maintained with an ordinary rubber wiper. Fold a cloth and cover the overflow hole, fill the sink with water and give the plunger a few taps. This loosens the debris in the siphon and you can rinse afterwards.

For illustration, please see section: "Kitchen and wardrobes" → "Water trap"

Remember to 'massage' the stop valves - see section under: "Kitchen and wardrobes" → "Water trap" → "Stop valve".

Floor drain

A floor drain is installed in the bathroom. There is a water trap in the floor drain to prevent odours from the sewage system. It can happen that the trap dries out - one of the reasons could be the underfloor heating or if water is not regularly added. If this is the case, make sure that water is added to the floor drain.

The water trap can be cleaned by removing the grate. If cleaning the trap is not enough to ensure passage, the pipe behind it can be cleaned with a so-called split. Contact the caretaker for help.

The use of chemical agents such as sodium hydroxide etc. is not recommended

How to clean it:

1. Lift the grate from the drain and pull up the water trap

The grate is loose in the frame and can be removed by hand or using a narrow tool. The small grate above the trap can simply be slid off and lifted up. The water trap can be lifted up using a finger. Pull up on the handle - the siphon can get stuck due to dirt etc.



2. Cleaning the water trap

Open the water trap by pulling the two parts apart (the two parts are a single unit that pulls itself back together, use a narrow device to hold the two parts apart). Then clean the water trap under warm, running water. You can use soap, limescale remover and scouring pads as long as they are intended for normal household use.



3. Assembling the water trap

When the water trap is clean, make sure that the two parts pull together. If the trap is not assembled correctly, it can cause odours from the sewer or make it difficult for the shower water to drain. There is a 'click' sound when the trap is pressed into the floor drain.



For more information and video guide, please see: [Worth knowing about Drain Cleaning](#)

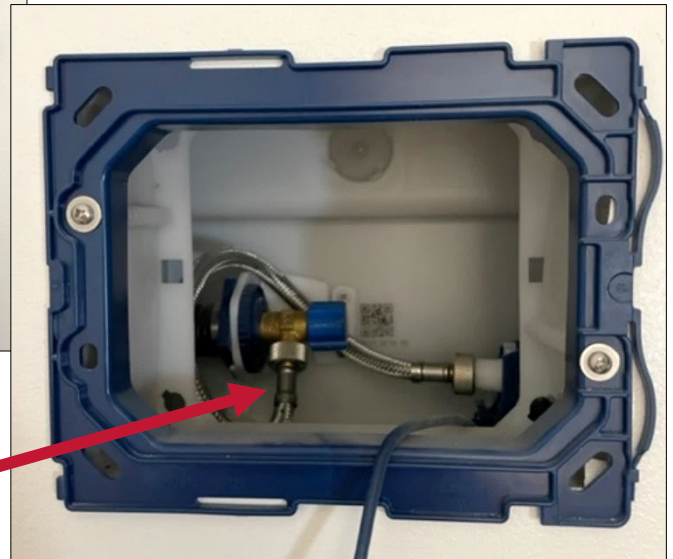
Toilet

Your toilet is a wall-hung toilet from Duravit.

If the toilet runs constantly, it can be temporarily switched off by turning off the tap.



Push the control plate to the left so it can be pulled off. You can then see the stopcock.



Turn the blue tap to the right and the water to the toilet is turned off. Turn it to the left and it opens again.

When it's time to reattach the plate, put it on the right side first and then click it on with a light pressure on the left side.

For more information about the toilet and descaling it, watch the video: [Descaling the Toilet](#)

Drilling in the bathroom floor and walls

Drilling in the bathroom walls is not permitted as there are a number of embedded installations in the walls.

This applies both from inside the bathroom, but also in the walls adjacent to the bathroom.

If there are special needs for hanging, the caretaker or C.W. Obel Ejendomme should be contacted for guidance and approval.

HEAT

Radiators

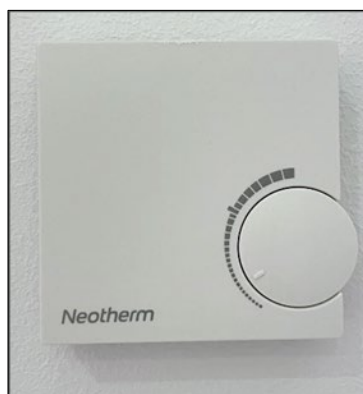
The home is heated by radiators in living spaces and underfloor heating (bathroom). When set to 3, the radiator thermostat will correspond to a room temperature of approximately 21 degrees celcius. When adjusting, it can take up to 1 day before it takes effect. When adjusting a thermostat, it is best to adjust all thermostats, as differences in temperature from room to room can cause draughts. If you want a different temperature in e.g. the bedroom, the door to the other rooms should be kept closed to maintain the selected room temperature. To maintain flexibility, the thermostatic valves should be 'exercised' 2-3 times a year. This is done by turning the valve back and forth repeatedly or by dismantling the valve housing and then pushing the valve in a few times. The radiator thermostat must not be covered.



NOTE: If the room is warm enough and the radiator feels cold, it means that the thermostat is working properly. The thermostat only turns on the heat when it is needed.

Floor heating

There is underfloor heating in the bathroom. It is regulated on the room thermostat, which is mounted on the wall. Underfloor heating has a long response time. This means that the time from temperature regulation on the thermostat to a change in temperature can be long, up to 24 hours before it takes effect. Therefore, be patient to find the right floor temperature.



Please note that the system is regulated when you move in.

VENTILATION & INDOOR CLIMATE

The indoor climate in the home is affected by many things, and to maintain a healthy and comfortable indoor climate, the home is heated and ventilated. Below you can read about how you can help make it even better.

The homes are equipped with decentralized ventilation systems, which are located in the home's technical cabinet. They extract air from the cooker hood and bathrooms and supply fresh air into the living room and lounge. This does not mean that there is no need to ventilate, but simply a supplement to maintain a good indoor climate in the home. The system is set to the projected air volumes according to the building regulations.

Ventilation & heat

A ventilation system is located in the control cabinet that reuses the heat from the existing air in the home. The supply air is therefore heated with the heat extracted from the existing air. This is to save energy.

The main purpose of the supply of air from the ventilation system is to ensure a good and healthy indoor climate in the homes, i.e. to remove odors and harmful substances and keep the CO₂-concentration at a low level.

Ventilation is also used to remove some of the excess heat in the building during hot periods. There may be times when windows need to be opened to remove excess heat.

The excess heat comes from people, computers and sunlight. The heat is removed by the air supply being slightly colder than the room air. The ventilation is not used to heat the building; the radiators do that.

The inlet and exhaust valves are set by a professional and must not be changed.

There may be black rings around the exhaust valve, which can be cleaned with a damp cloth. The center part of the valve (control valve) must not be pushed in relation to the frame or in any way modified or adjusted. The valve must never be clogged.



SMOKE DETECTOR

Smoke alarms are installed in all apartments. The smoke alarms are type NB839, which perform both smoke detection and alarm signaling.



Regular testing

Test the alarm regularly by holding the test button for 5 seconds. Check that the smoke alarm emits a loud, pulsating sound and that the red LED flashes rapidly. If the alarm does not sound, ensure it is powered and try again. If it does not sound, replace the alarm immediately.

Regular maintenance

This alarm is designed to be as maintenance-free as possible, but there are a few things you need to do to keep it in working order. **Never use** rechargeable batteries as they may not provide constant power.

- Wipe or vacuum clean the smoke alarm from dust and dirt, especially around the openings.
- When the battery backup becomes weak, the alarm will beep approximately once a minute (low battery warning).
- The alarm requires a 9V DC battery. Only use the approved battery types
 - o Alkaline batteries: Eveready Energizer 522, Duracell MN1604
 - o Zinc-carbon batteries: Gold Peak 1604S

IMPORTANT: You **MUST** replace the battery immediately when the alarm starts beeping about once a minute (low battery warning).



TECHNICS

Doorphones in the apartments

At the front door of the apartments there is a video intercom with a video screen. At the entrance door there is an intercom that is connected to the intercom at the front door. The intercom at the front door allows you to see and talk to the person who wants access to the building.



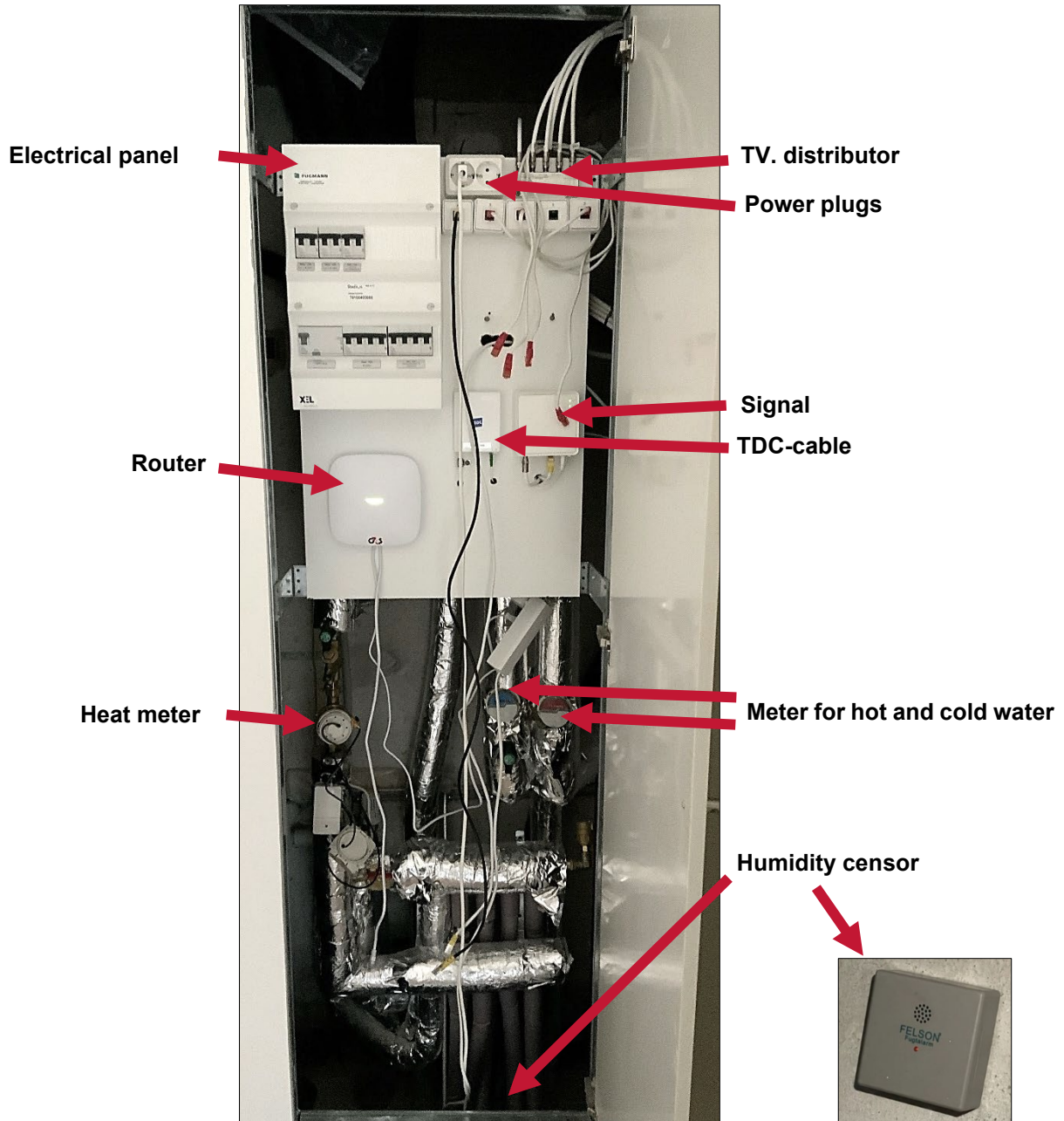
Functions

1. For calls to the door, press the handset and the image and sound from the door station at the main entrance will be displayed.
2. Pressing the key deactivates the lock in the entrance door, allowing guests to access the entrance.
3. Activates camera and microphone in the entrance door station. If there are two entrance doors to the entrance, the second camera can be activated with two taps. When calling from the door station, the button can be held down to take a photo.
4. Mute button if sound is to be deactivated.
5. This is without function.
6. Settings menu for volume, screen setup, etc. Changing settings in the menu may cause the system to malfunction, which is why operation of the functions is not recommended and is at your own risk.

Technical cabinets

The property is equipped with a technical cabinet with.

- Electrical - sub-panel
- Plumbing and heating installations
- Humidity sensor



Humidity sensor

A moisture sensor is located at the bottom of the control cabinet. The moisture sensor will alarm you if there is water in the control cabinet or if it needs a battery change. In case of moisture, contact the caretaker. The moisture sensor must not be removed and must remain on the concrete floor.

Internet

The property is prepared for internet. You must contact an internet provider yourself to make a subscription agreement and receive a router.

Electrical installation

Electricity meter:

The electricity meter is located in the meter room in the basement and is labelled with the current home number and outlet number.

Electricity consumption is read remotely. This means that the utility company reads the periodic readings via the electricity grid.

You can track and check your consumption yourself on the utility company's website or app.

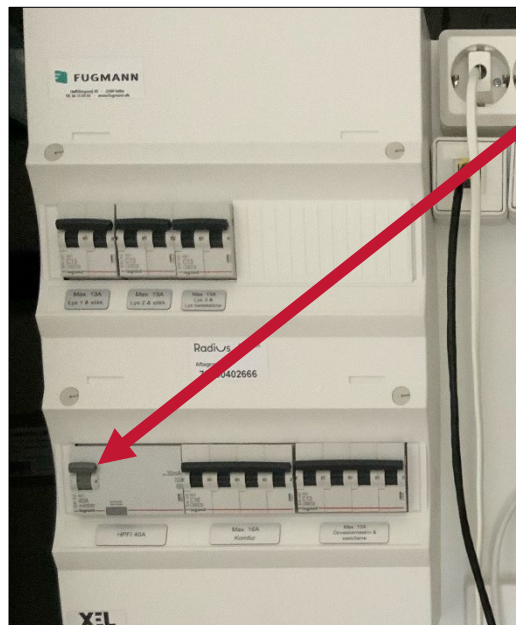


Electrical panel

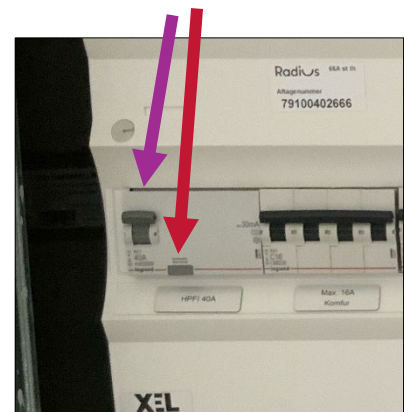
The home's electrical panel, HPFI relay and circuit breakers are located directly in the technical cabinet. The electrical installation is protected by an HPFI relay. If the relay trips, the resident can switch the relay back on by pressing the button.

If this fails, the caretaker at C.W. Obel Ejendomme must be contacted.

The panel is equipped with an HPFI relay, which must be tested once a year. This ensures that the electrical installation is working properly. Fuses cannot be changed as these are automatic fuses.



The HPFI relay is tested by pressing the small button labelled 'T'. The relay should then switch down. Once this has been tested, the relay can simply be pressed back up and power is restored.



WHITE GOODS

The apartments are equipped with Bosch appliances. In case of challenges with appliances, please contact the property caretaker.

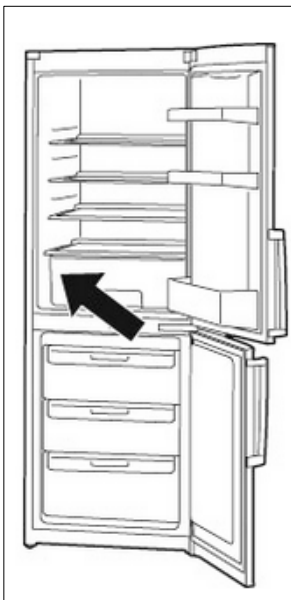
The following appliances are delivered in the accommodation:

Fridge/freezer, Hob, Oven, Dishwasher, Washing machine, Tumble dryer and Extractor hood (from Exhausto).

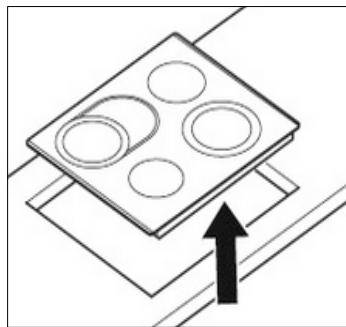
In the case of defective appliances, the model number may need to be provided. The model number of the white goods can be found where the black arrow is in the illustrations below.

Please also see Bosch's website for model number location.

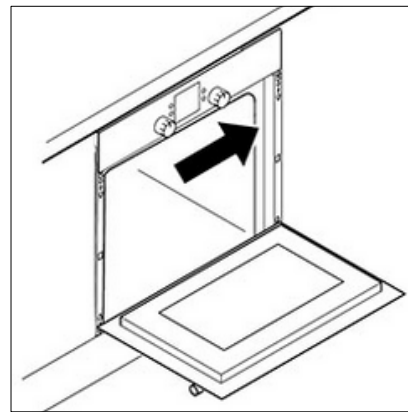
Fridge/freezer



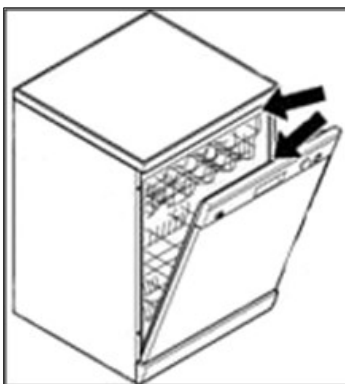
Hob



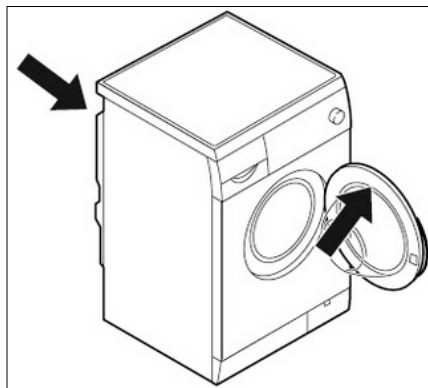
Oven



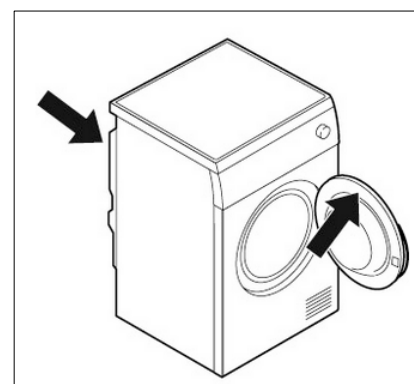
Dishwasher



Washing Machine



Dryer



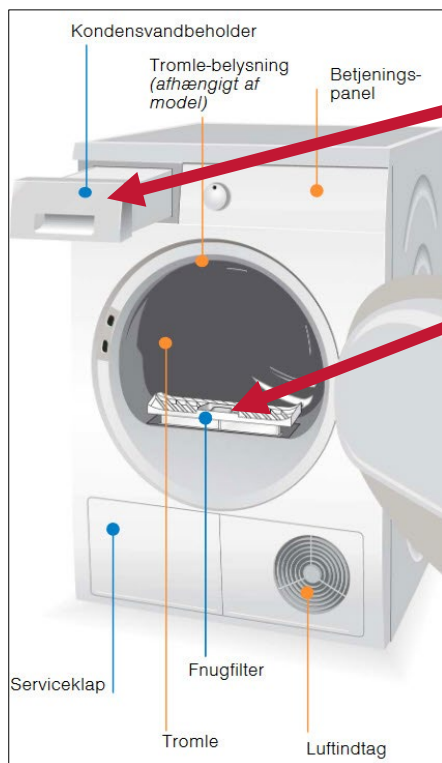
Washing machine and tumbledryer

The washing machine is a 7kg machine with a glass front and should be cleaned regularly.

How to do this, please see video: [Washing Machine Cleaning](#)



The tumble dryer is a condensation dryer. This means that the machine heats the moisture until it condenses and turns into water. It is therefore important that the condensation tank is emptied of water every time the machine is used. The tumble dryer's lint filter must be emptied after use.



Pull out the condensation tray completely and empty it of water.

Remove and open the lint filter. The lint can then be removed.

Oven, hob, dishwasher and fridge/freezer

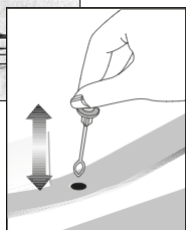
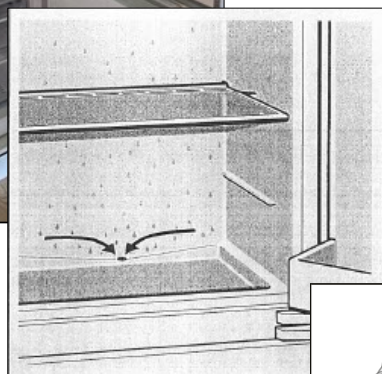


Built-in oven and induction hob



Dishwasher with integrated front

The built-in fridge is equipped with fully automatic defrosting. However, the drainpipe at the back of the fridge should be checked regularly to avoid clogging.



Adjusting the temperature in the fridge is done here.

Extractor hood

Pull-out cooker hood with a built-in control panel in the front. The hood has 2 speeds, one basic ventilation and one forced (powerful).

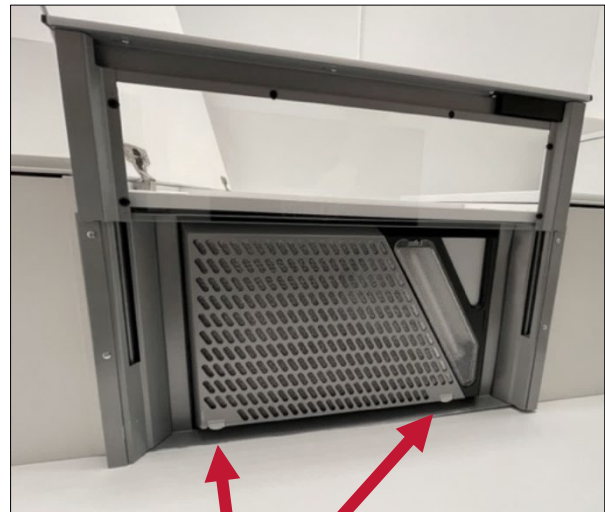
How to use it:

- A. Turn on and off light
- B. Switch between basic and forced ventilation
- C. Green operating light to indicate forced ventilation.

NOTE: Do not flame under the hood and make sure there is sufficient airflow in the room when the hood is in use. For example, open a window for maximum performance.



It is important to clean the cooker hood filter regularly. This is both to optimize extraction but also to save the ventilation system from grease. The filter cassette with filter can be washed in the dishwasher.



Squeeze the two white hooks and the filter can be lifted off.

DEPOSITORY

All apartments have a storage room in the basement. The storage room can be unlocked with the key to the property. When storing in the basement, it is recommended that belongings are blocked up/lifted from the floor. Check with your insurance company what their requirements are, as it is the tenant's own home contents insurance that covers any damage.



ELEVATOR

There is a lift in all floors that goes all the way down to the basement level.

- Press the button by the lift door to call the lift to the floor you are on.
- When the lift arrives at the floor, the doors open automatically, and the desired floor can be selected on the control panel.
- T-button sends the lift to ground level, it is labelled with a green ring.
- S-button takes you to the ground floor.
- K-button takes you to the basement level with parking and storage.



If the lift stops during use, press the alarm button for 5 seconds and then connect to the alarm center. The button is marked with a bell.

Blocking the lift door is not allowed.

Lifts must not be used in case of fire.

WASTE

There are waste chutes in the stairwells for general household or residual waste. Only waste in closed 15 litre bags may be placed in the waste chute (cardboard, pizza boxes and similar waste may not be placed). Waste bins are located on the stairwell on each floor.

Environmental stations have been set up in the courtyard. Here you can deposit cardboard, plastic, metal, electronics, batteries and bio (food/residual) waste. It is marked with a yellow circle on the drawing. In addition, there are also two locations for the disposal of bulky waste. Both marked with an orange circle.

The nearest recycling centre is located at Kirstinehøj 25C, 2770 Kastrup.

- Yard waste station: Cardboard, paper, glass, plastic, metal, electronics, batteries and bio (food/residual) waste.
- Bulky waste for disposal

Kalvebod fælled



Eise Alfelts Vej

C.W. Obel Ejendomme offers you and your family a safe and comfortable environment in well-functioning, high-quality properties in attractive locations.

We are visible on a daily basis and focus on your well-being in the property. Welcome home.

Better living. Better well-being

C.W. OBEL
EJENDOMME