



BUYING A HOME IN DENMARK

Many expats find the price of renting a home here too expensive and look at the possibility of buying their own place as the mortgage repayments are less than renting.



We first bought an apartment in Østerbro back in 2014. We had returned from Germany at the beginning of 2013 and took a beautiful rental apartment in Frederiksberg. The rent was more than we could afford in the long-term and the rental contract was only for 18 months. As we knew we'd like to live in Denmark for good, the obvious thing was to buy somewhere. Moving from a rental to your own apartment is much simpler than both buying and selling as we found out in 2016 when we decided to move from Østerbro to Amager.

I have gathered some online resources here to help first time expat buyers. [Robinhus, a Danish estate agent, has a really useful guide to buying property here as an expat.](#) [International House also has a useful page.](#)



Unless you have lived in Denmark for a period of at least 5 years, you must obtain permission from the Danish Ministry of Justice (Justitsministeriet) to buy property. However, this restriction does not apply if you are an EU-citizen, and if the property is to be used as a permanent residence.

In regard to getting a mortgage, the larger the deposit you have the more appealing you will be to lenders. First try your own bank and see what they think about the amount you would like to borrow and the deposit you have. If they don't offer you what you would like then try other banks. We moved all our banking from Nordea to Nykredit to secure the mortgage we needed. The process, like more bureaucracy in Denmark, is pretty straightforward once you have found a bank to lend you the money. Don't feel downhearted if the first bank can't help you.

If you already own a property here and you plan to sell it and buy another place, we found that unless we had sold our place or took out a bridging loan, most sellers were not interested in taking an offer from us. We found an amazing house but as we were yet to sell our place they didn't even entertain our offer.

It is normal for there to be open houses at properties for sale and these usually take place on a Sunday. If you plan your day well you can see a number of places in one day. You can, of course make a private viewing appointment. We found boliga.dk was the best portal for looking for a new place.

It is normal for you never to see the owner of the properties for sale. You will be shown around by an estate agent. I think this is because Danes are very proud of their homes and would not want to see someone have a negative reaction to their lovely hyggeligt home.

When you are buying property you need to be aware of extra taxes you may need to pay. Sales materials put together by estate agents will have tables explaining these costs etc and it is a good idea to ask the estate agent to go over one of these with you so you understand how it all work. The tables are the same on all documents so once you understand one you can understand them all. **This guide can help understand property tax and other tax issues.**