

UNIVERSITY OF OSLO RENTAL: OSLO WEST (HOLMEN)

- Eddaveien 28A, 0772 Oslo
- Turnkey Apartment | Elite Facilities Minutes Away | Line 2 Metro, Bus 45 & 46
- Available from February 1, 2026



Executive Summary

Located in the prestigious Gressbanen/Holmen enclave, this newly built (2023) 45m² apartment offers the perfect balance of West End tranquility and city-center efficiency.

We offer: Rent, High-Speed Fiber, Electricity, Heating, and Private Parking are all included. No administrative setup required for the tenant.

KEY FEATURES FOR UiO Faculty

- **Executive Wellness:** Maintain a healthy work-life balance with elite facilities minutes away. You are 5 minutes from **Holmenkollen Tennis Club** and **SATS Njårdhallen** (Premium Gym & Indoor Tennis Courts).
 - **Acoustic Privacy:** High-grade sound insulation and acoustic glazed windows (2023 standard) ensure absolute silence.
 - **Logistic Reliability:**
 - **Metro:** 12-min walk to **Holmen Stasjon (Line 2)**. Line 2 is known for reliability during winter snow, unlike the higher altitude lines (Line 1). Metro Line 2 (Eastbound) to Nationaltheatret (approx. 10 min).
 - **Bus 45** stops (100m away) – runs every 15 mins (during peak-hours) direct to **Majorstuen** (12 min travel time).
 - **Bus 46** stops (200m away) – runs every 15 mins (during peak-hours) direct to **Majorstuen** (12 min travel time).
 - **The "250-Meter Circle":** Everything needed for daily life is a 2-minute walk away: Premium **MENY Supermarket**, Pharmacy (**Vitusapotek**), and Café.
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PROPERTY SPECS

- **Newly Constructed in 2023**
 - **Size:** 45 sqm | Garden Level Suite | Private Entrance.
 - **Bedroom:** Queen Size Bed (160cm) + Wardrobe.
 - **Kitchen:** Fully equipped (Induction, Dishwasher, Fridge/Freezer). Dining Area
 - **Bathroom:** Tiled with heated floors + Washer/Dryer combo (In-unit laundry facilities)
 - **Tech:** Enterprise Grade Connectivity (500/500) + Smart TV.
 - **Comfort:** Waterborne floor heating throughout (Included in rent).
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IMAGE GALLERY



Chef-Ready and Eat-In Kitchen: Fully equipped with induction cooking and premium appliances.



Private Main Entrance & Dining: Secure, autonomous access allows you to come and go freely. The open-plan dining area doubles as a collaborative workspace.



Dining Area: Doubles as a collaborative workspace.



Workspace: Dedicated desk with enterprise-grade connectivity ensures seamless video conferencing and VPN access.



True Work-Life Separation: By relocating the desk to the bedroom, the living room remains a dedicated sanctuary for relaxation. This distinct zoning allows you to physically "leave the office" and mentally switch off after a long workday.



Relaxation Zone: Unwind after a long day with Smart TV entertainment in a soundproofed environment designed for complete recovery.



Flexible Living Space: A comfortable lounge that easily adapts to host a guest or colleague overnight, maximizing the utility of your suite.



In-Unit Efficiency: Save valuable weekends with your own private washer/dryer combo—no shared laundry rooms or trips to the dry cleaner required.



Modern Wellness: Start your day right with heated floors and a spacious, tiled shower in a pristine, modern bathroom.



Efficient Flow & Storage: A welcoming entryway with ample space for coats and shoes, keeping your living areas clutter-free and organized.



Restorative Sleep: Sleep soundly in a 160cm Queen bed, protected by advanced acoustic insulation that guarantees silence.



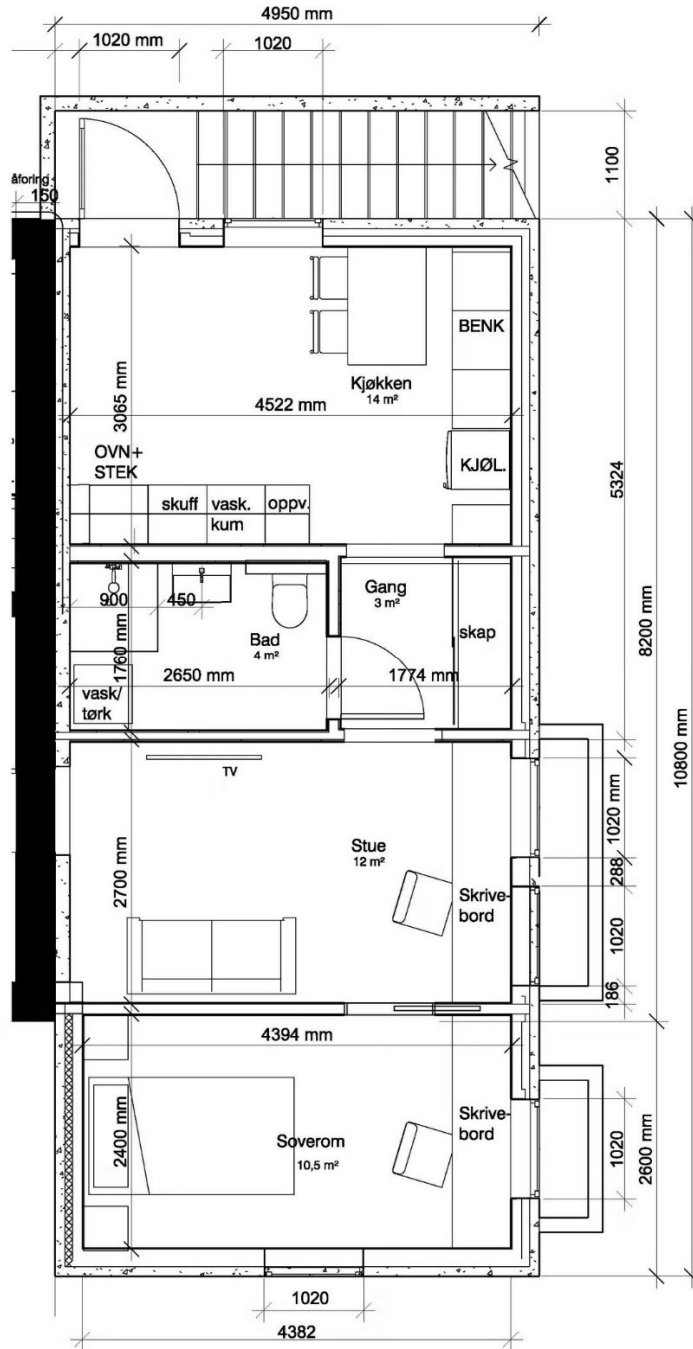
Secondary Focus Zone: A quiet corner in the bedroom offers a private retreat for reading, emails, or preparing for the next day's agenda



Guaranteed Mobility Your reserved parking spot awaits 24/7. No hunting for street parking.



"Always Full" EV Convenience: Usage of your private EV Charger is **not included** in the rental price but we can offer it, in addition.



Intelligent Zoning & Flow: A technical overview of your 45m² footprint. Unlike studio layouts, this floor plan reveals distinct separation between the social zones (14m² kitchen, 12m² living) and the private quarters. This intelligent zoning ensures you can cook, relax, and sleep in separate environments.

CONTACT & BOOKING

Landlord: Thomas F. Anglero

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Viewing: Available immediately (In-person or Video Tour)