

Fredheimveien 9E

End-Unit Townhouse | Oslo (Høybråten)

Asking Price: 7,550,000 NOK

Total Price (incl. all costs): 7,992,490 NOK

Usable Area: 146 m² (5 bedrooms)

Monthly Fees: 3,946 NOK

Year Built: 1969 (Extensively renovated 2023–2025)

Energy Rating: D

Translated summary from Norwegian prospect

Source: prospekt fredheimveien 9 e.pdf

At a Glance

Asking Price	7,550,000 NOK
Shared Debt	226,833 NOK
Transaction Costs	215,657 NOK
Total Price (incl. all)	7,992,490 NOK
Monthly Common Fees	3,946 NOK
Usable Area (BRA)	146 m²
Internal Area (BRA-I)	127 m²
External Area (BRA-E)	19 m² (basement storage)
Terraces (TBA)	40 m²
Bedrooms	5
Bathrooms	1 full bath + 1 separate toilet room
Ownership Type	Owned section (Eierseksjon)
Plot Area	2,559 m² (shared)
Year Built	1969
Energy Rating	D (Yellow heating character)
Pre-emptive Right	No
Pets	Allowed

Property Description

An end-unit townhouse that has been significantly upgraded in 2023–2025 with a new kitchen, new heating solution, and modern materials — ready to move in.

Layout (4 half-levels + basement)

- Plan 1 & 2 (lower): Entrance, bathroom, hallway, toilet room, 4 bedrooms. Two bedrooms have access to 29 m² west-facing terrace.

Key Features

- Living room with parquet floor, 3m ceiling height, wood-burning stove, and heat pump

Location & Transport

- 3 min walk to Høybråten school

Financial Details

Cost Breakdown

Asking price	7,550,000 NOK
Shared debt	226,833 NOK
Price incl. shared debt	7,776,833 NOK
Document duty (2.5%)	194,400 NOK
Registration fees	1,357 NOK
Home buyer insurance	19,900 NOK (optional)
Total incl. costs	7,992,490 NOK

Shared Debt Details

Lender	DNB
Total loan balance	680,497 NOK (as of 01.02.2026)
This unit's share	226,833 NOK
Loan type	Annuity
Interest rate	8.10% (as of 01.02.2026)
Last installment	01.09.2044

Monthly Fees (3,946 NOK) Include

- Municipal fees
- I

Tax Values (2024)

As primary residence	1,346,071 NOK
As secondary residence	5,384,285 NOK

Energy Costs

- Annual consumption: 29,000 kWh (5,000 for EV charging, 1,000 for shared lighting)
- E

Renovation History (2023–2025)

The current owners did extensive upgrades:

2023

- Full kitchen renovation

2024

- Facade completion (Østensjø Tak & Beslag AS)

Electrical Work

- 1990: Major electrical upgrade to 3-phase system (Abildsø Elektriske)

Condition Report — Issues to Watch

TG2 (Significant Deviations — Moderate Concern)

Area	Issue
Bathroom floor	Hollow sound under tiles — poor adhesion; tiles may loosen
Toilet room vent.	No air gap over/under door — reduced ventilation when closed
Below-ground rooms	Risk construction for moisture/condensation — monitor regularly
Crawl space	Risk construction for moisture/condensation — monitor regularly
Floor level (1&2)	Skewness: 23mm bedroom, 15mm hallway
Floor level (3&4)	Skewness: 21mm in living/dining room
Water shutoff	Located outside unit — not ideal for leak response
Cast iron drains	Past recommended service life — monitor, frost risk in crawl space
Windows (pre-2009)	Need upgrading/replacement — higher heat loss
Doors (sliding+terr.)	From 1990, need upgrading — higher heat loss
Roof	Not inspected (snow cover) — TG2 as precaution
Foundation walls	Some cracks/fissures — cause unknown, monitor
Water/sewer pipes	Age suggests end of recommended lifespan — hidden in ground
Freestanding struct.	No visible damage but TG2 for age-related risk

TG3 (Serious Deviations)

NONE FOUND — no TG3 issues in the condition report.

Seller's Disclosures — Key Points

Topic	Details
Bathroom leak	Previous owner: total bathroom renovation 2015 due to leak (Nytt Hjem AS)
Terrace leak (2023)	Major leak from roof terrace when owners took over. Fully renovated, new membrane. No issues since.
Drainage problems	
	Significant water through crawl spaces. 2010 drainage done incorrectly. Full new drainage 2024 — resolved.
Rot/mold	Old cladding had rot (replaced). Basement door damage. Support beam replaced with metal. Facade rot repaired.
Pests	Section 9A had rats. New owners in 2025 dealt with it. No signs since. Other sections not affected.
Heat pump	Wrong configuration in 2023. Fixed by technician. Working excellently since.
Fireplace	Previous owner removed bad stove. New wood stove in living room — professional, reported to municipality.
Radon	Feb 2024: Bedroom 40 Bq/m³, Living room 37 Bq/m³ — well within safe limits (action: 200 Bq/m³)
Asbestos	One ventilation pipe with asbestos removed (DIY)
Extra elec. panel	Fuse box on facade for shared lighting — billed to unit, reimbursed by association 2x yearly

Condominium / Housing Association

Name	Fredheimveien 9 A–E
Org. nr	892969892
Units	5 homes
Board approval	Required for new owners
Short-term rental	Max 90 days/year; long-term unrestricted

Association Finances (2024)

Operating income	695,000 NOK
Operating costs	984,266 NOK
Annual result	187,589 NOK
2025 budgeted surplus	62,132 NOK

Items NOT Included in Sale

- Bookshelves in office by kitchen

Agent Contact

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Red / Yellow Flags

1. High shared debt interest rate (8.10%) — significant shared loan costs
2. Cast iron drain pipes past service life — potential future replacement cost
3. Windows and doors from 1986/1990 — need replacement for energy efficiency
4. Floor skewness (up to 23mm) — cosmetic but may indicate structural settling
5. Crawl space & below-ground rooms — risk construction for moisture, needs monitoring
6. Foundation cracks — cause unknown, monitor
7. Roof not inspected — unknown condition
8. Asbestos removal was DIY — potentially improper handling
9. Association operating costs exceeded income in 2024 — fees may increase

Positives

1. Massive renovations 2023–2025 — nearly everything updated
2. Great location — close to school, train, amenities
3. 5 bedrooms — flexible use
4. 40 m² of terraces + garden — great outdoor space
5. Garage with EV charger included
6. No TG3 issues in condition report
7. Low radon levels
8. Pets allowed, long-term rental allowed
9. New kitchen, bathroom updates, heat pump, wood stove — modern comfort
10. Complete drainage resolved previous water issues