



NORA

LEILIGHETER
A1/A2/B1

Fagerborg/Bislett v Stensparken



Det gode liv

Velkommen til NORA - et nytt boligprosjekt i hjertet av Oslo

Du finner NORA ved Pilestredet/Sporveisgata på Hegdehaugen, der Majorstuen møter Fagerborg og Bislett.

Her får du moderne selveierleiligheter med utsøkt beliggenhet, grønne omgivelser og kort vei til byliv, parker og kollektivtransport.

Dette er et hjem for deg som ønsker både puls og ro, kvalitet og komfort, historie og ny arkitektur – samlet på én adresse.

KLP
EIENDOM

Røisland & Co

MEGLER

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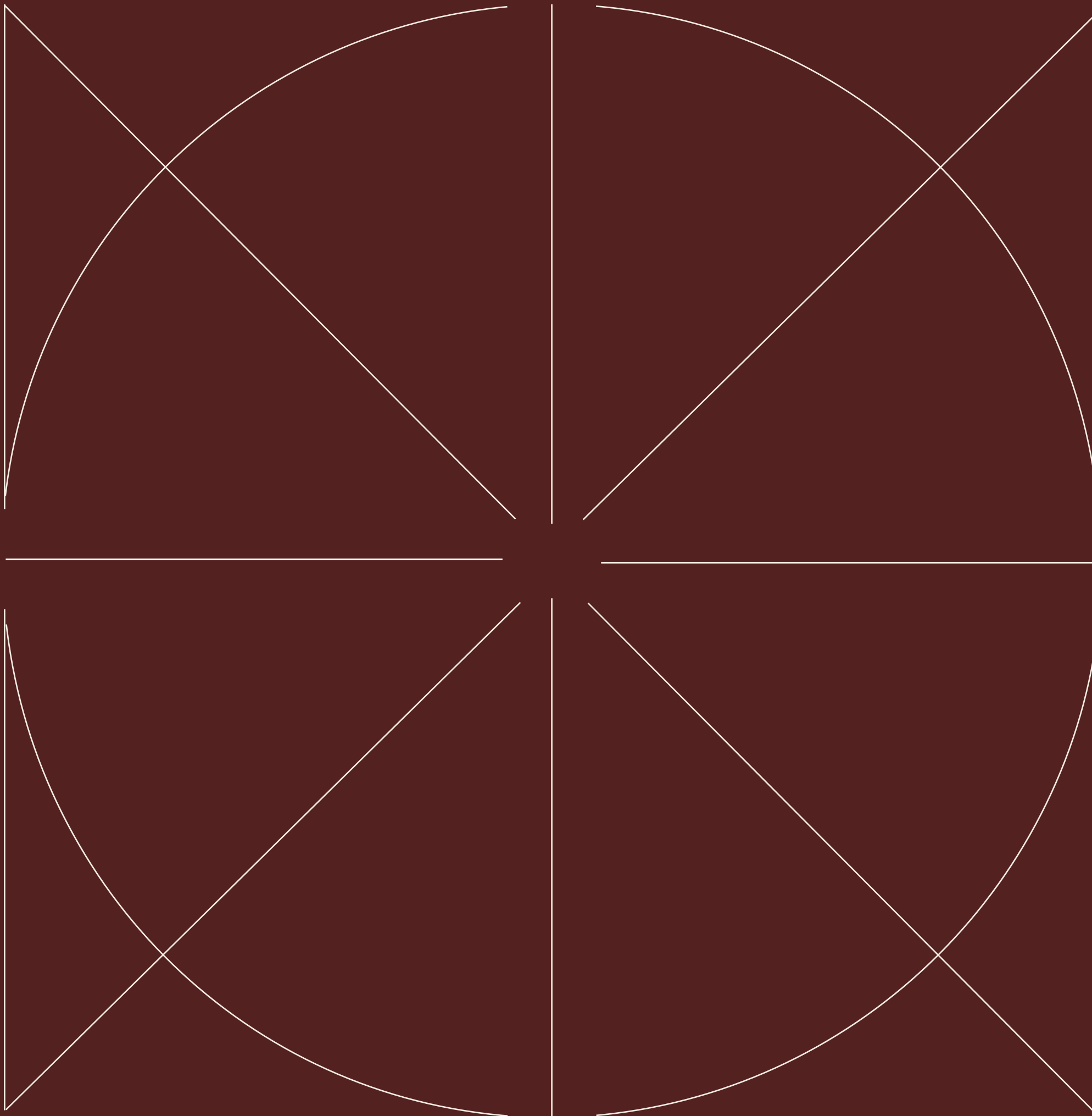


Ø

S

N

V



Leilighetene



ETASJEPLANENE

Gateplan

Pilestredet - Sporveisgata

BOLIGINNGANG OG EGEN SYKKELHEIS

FORBINDELSE TIL GÅRDSROM

BOLIGINNGANG

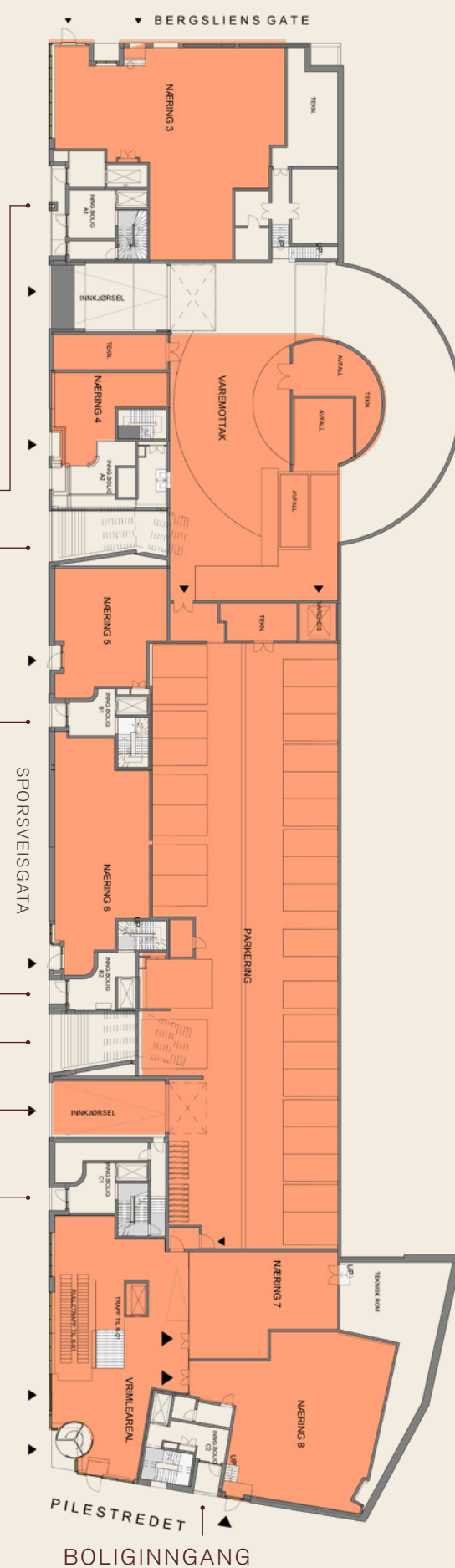
BOLIGINNGANG

FORBINDELSE TIL GÅRDSROM
(ÅPEN FOR ALLE)

PARKERING FOR NÆRING

BOLIGINNGANG

■ Næring





ETASJEPLANENE

2. etasje

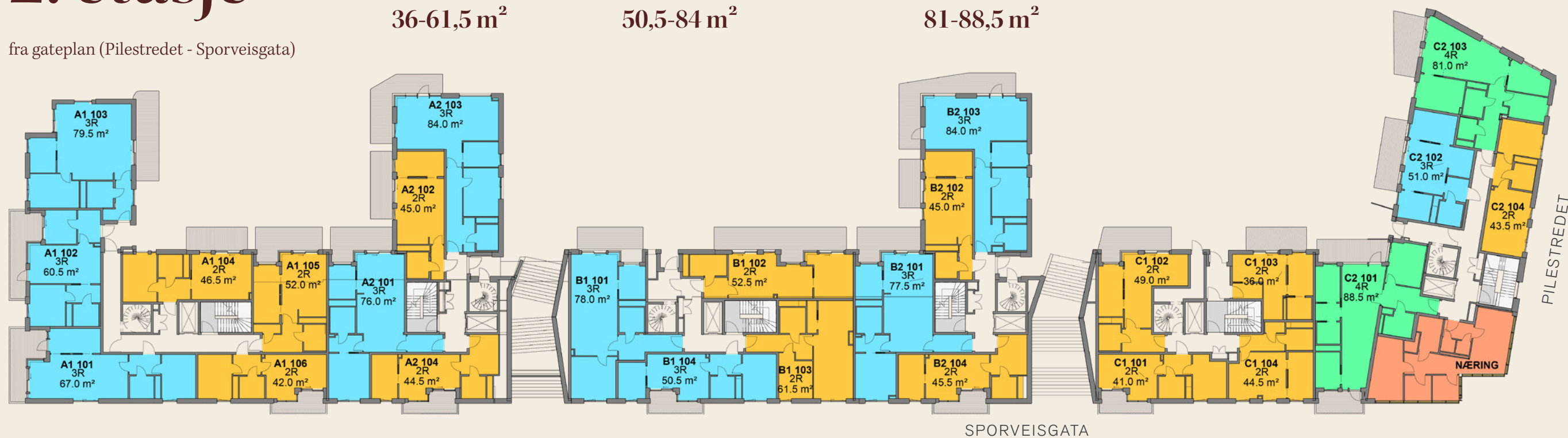
2-roms
36-61,5 m²

3-roms
50,5-84 m²

4-roms
81-88,5 m²

Næring

fra gateplan (Pilestredet - Sporveisgata)



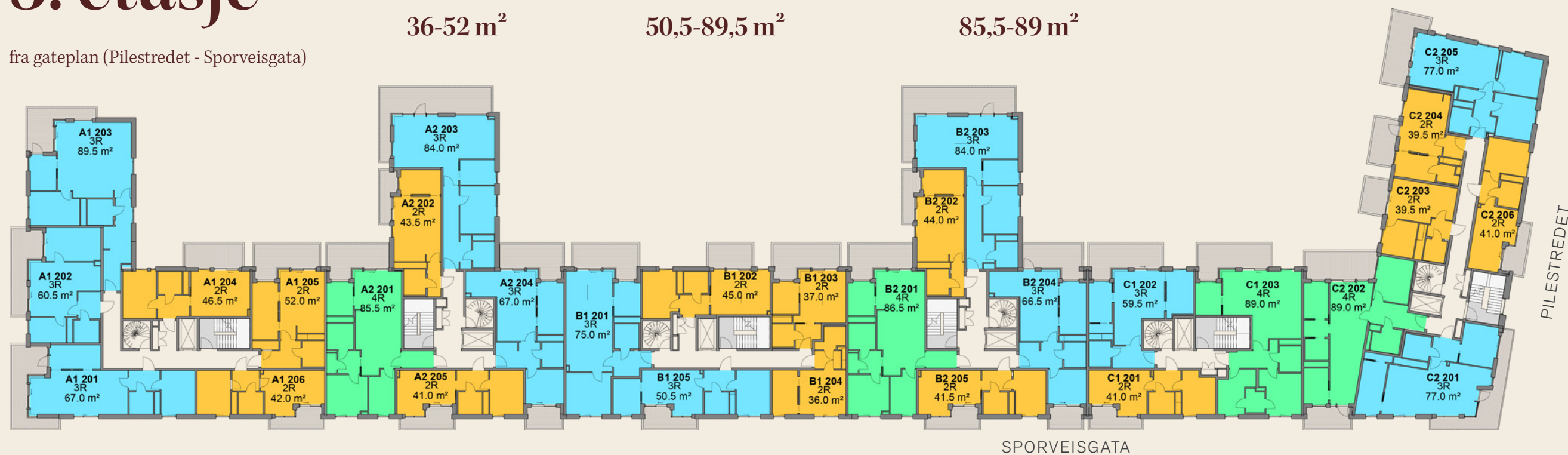
3. etasje

2-roms
36-52 m²

3-roms
50,5-89,5 m²

4-roms
85,5-89 m²

fra gateplan (Pilestredet - Sporveisgata)

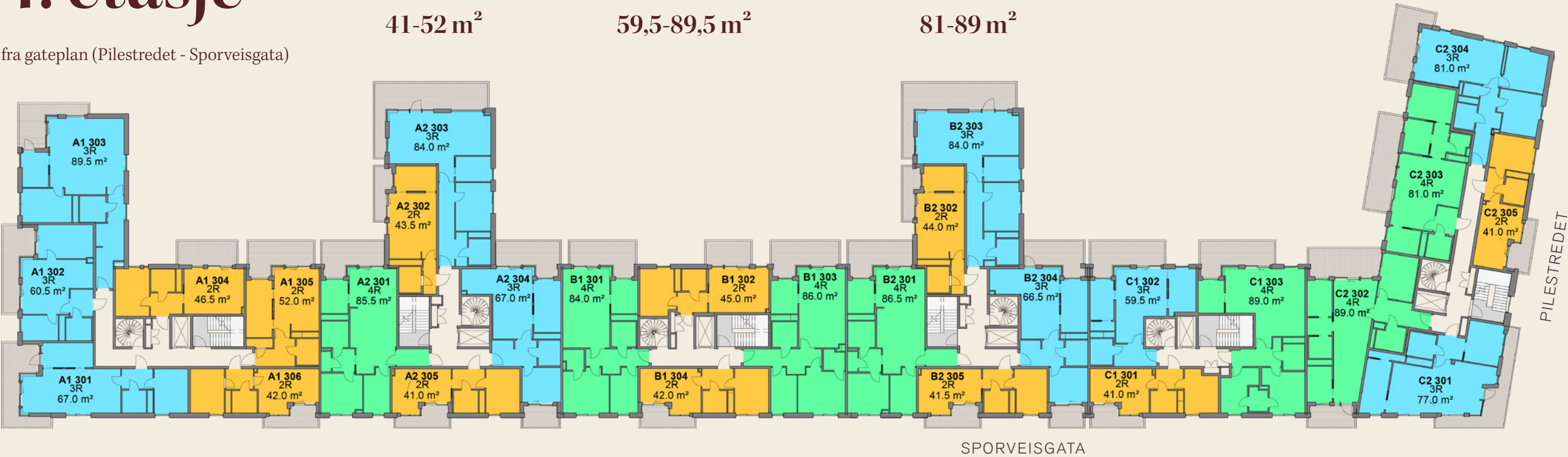




4. etasje

- 2-roms
41-52 m²
- 3-roms
59,5-89,5 m²
- 4-roms
81-89 m²

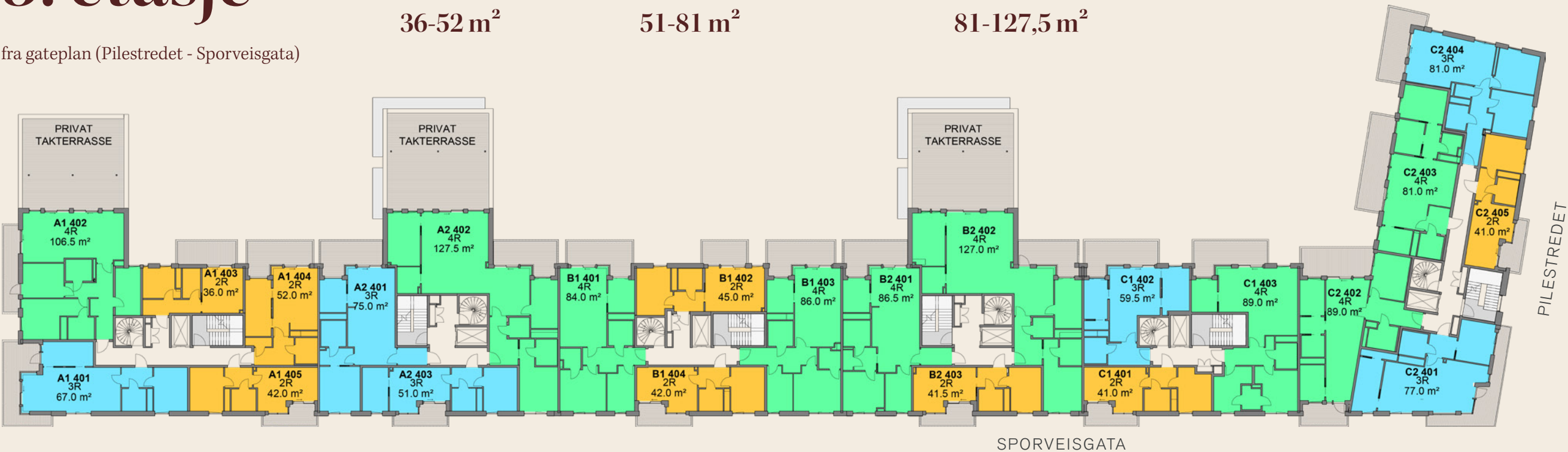
fra gateplan (Pilestredet - Sporveisgata)



5. etasje

- 2-roms
36-52 m²
- 3-roms
51-81 m²
- 4-roms
81-127,5 m²

fra gateplan (Pilestredet - Sporveisgata)





ETASJEPLANENE

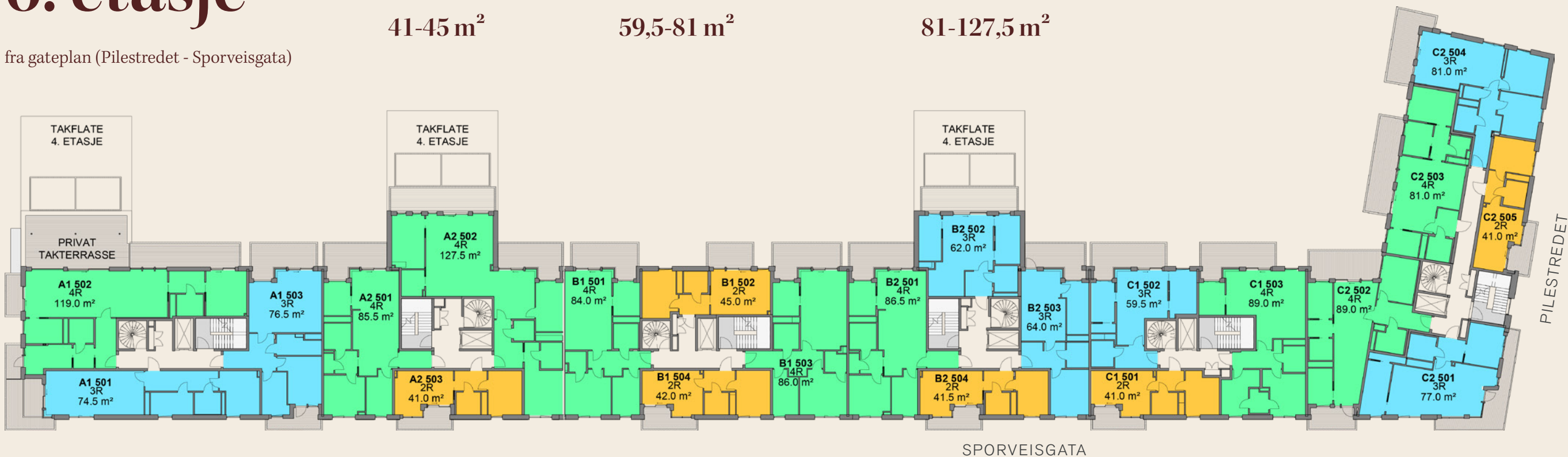
6. etasje

2-roms
41-45 m²

3-roms
59,5-81 m²

4-roms
81-127,5 m²

fra gateplan (Pilestredet - Sporveisgata)



7. etasje

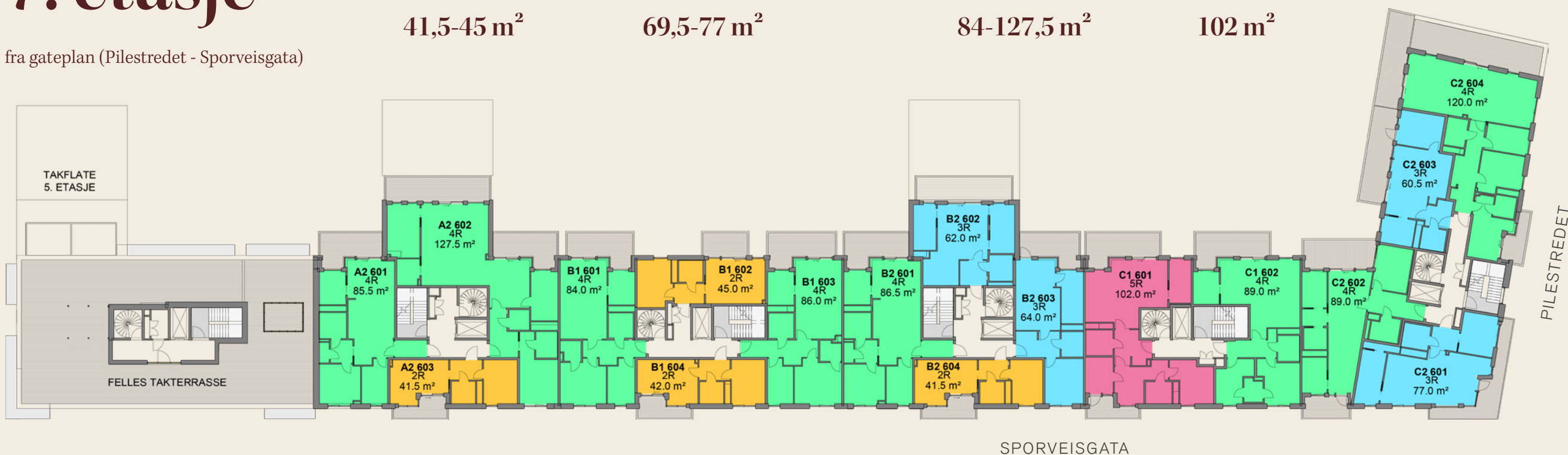
2-roms
41,5-45 m²

3-roms
69,5-77 m²

4-roms
84-127,5 m²

5-roms
102 m²

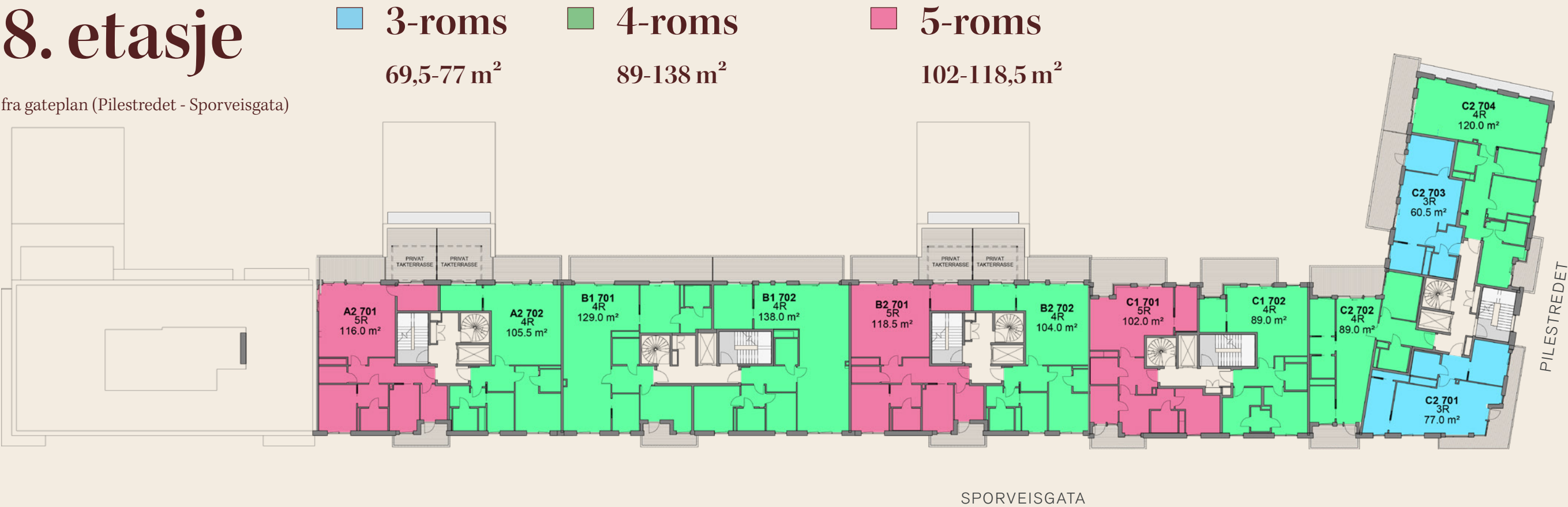
fra gateplan (Pilestredet - Sporveisgata)





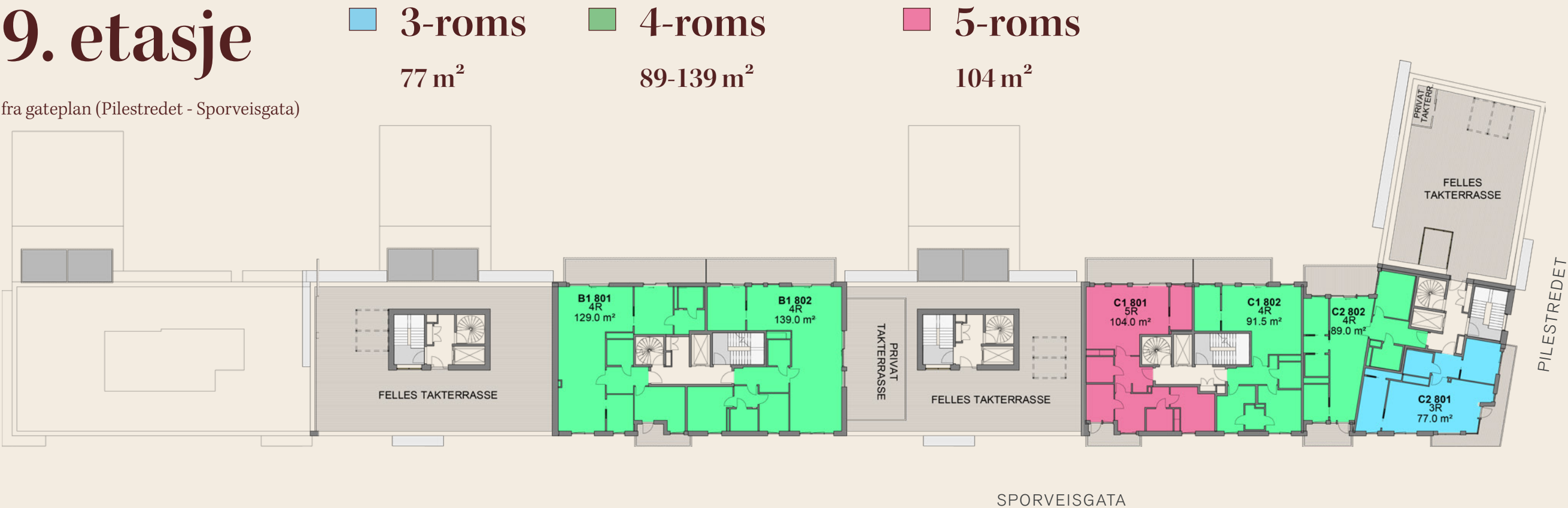
8. etasje

fra gateplan (Pilestredet - Sporveisgata)



9. etasje

fra gateplan (Pilestredet - Sporveisgata)





ETASJEPLANENE

PENTHOUSLEILIGHET

10. etasje

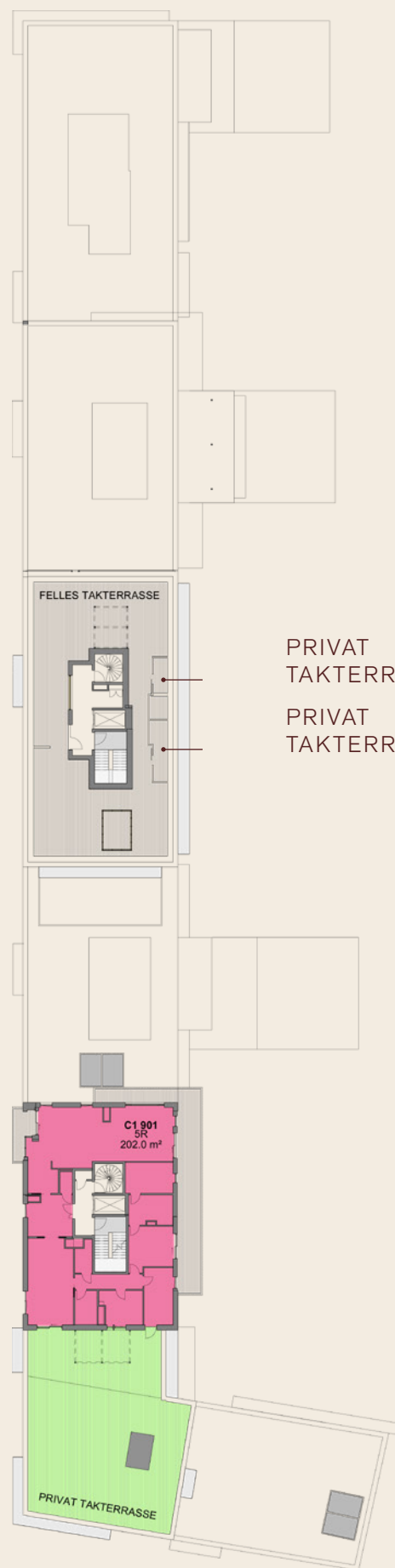
fra gateplan (Pilestredet - Sporveisgata)

5-roms

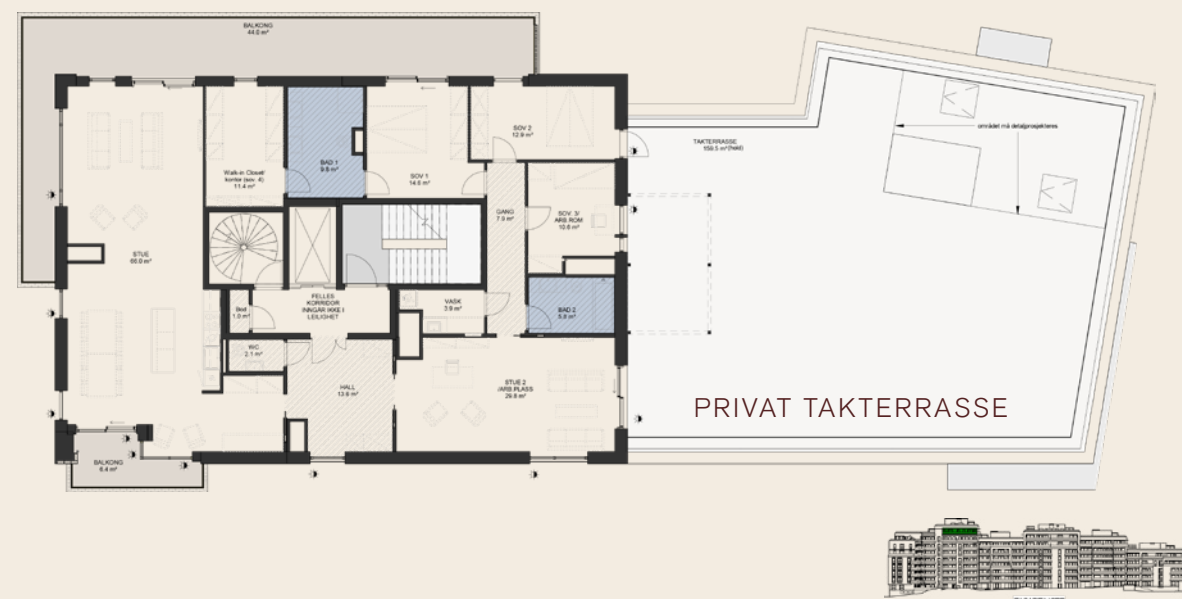
202 m²

Denne imponerende toppleiligheten (C1 901) strekker seg over hele 202 m² og om lag 200 m² med uteplasser. Leiligheten byr på en sjelden kombinasjon av romslighet og panoramautsikt over byen. Her får du en bolig som virkelig skiller seg ut:

- **Stor privat takterrasse:** Et meget generøst uteområde med plass til både utekjøkken, loungemøbler og grønne lunger – perfekt for sosiale lag under åpen himmel, med sol hele dagen.
- **Gjennomgående lys og luft:** Store vindusflater og en smart planløsning som fyller de fem rommene med naturlig dagslys.
- **Flere private uteplasser:** I tillegg til den store terrassen har du en lun balkong for morgenkaffen og en større uteplass med sen kveldsol og utsikt retning Bogstadveien, opp Fagerborg og mot Stensparken.
- **Heis direkte opp:** Komfort i høysetet med enkel tilgang til din egen private oase. Dette er boligen for deg som ønsker det aller beste, med panoramautsikt og en uteplass de fleste bare kan drømme om.



PRIVAT
TAKTERRASSE
PRIVAT
TAKTERRASSE





INFORMASJON

Teknisk informasjon



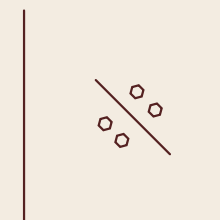
Arealer er regnet etter NS 3940:2023, avrundet ned til nærmeste 0.5 m².

- **BRA-i:** Internt arealet innenfor boligens omsluttende vegger, inkludert sjakt.
- **BRA-e:** Eksternt areal som boligen har eksklusiv bruksrett til, men som ikke ligger i boligen, f.eks. kjellerbod og takparsell.
- **BRA-b:** Areal for innglasset balkong med veggareal.
- **Total BRA** = Summen av BRA-i, BRA-e og BRA-b.
- **TBA** er areal på terrasse og balkong. Arealet oppgis ved salg, men inngår ikke i BRA. Oppgitt romareal er netto romareal.

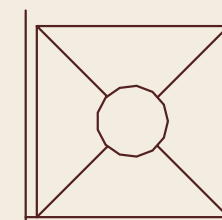
Areal vil kunne avvike noe som følge av detaljprosjektering. Arealer på balkonger er beregnet fra innside rekkverk. Bygget er ikke ferdig detaljprosjektert og endringer i forbindelse med prosjektering må kunne påregnes, blant annet for areal, størrelse og plassering av tekniske installasjoner, sjakter og nedforinger etc. Utstikkende søyler fra vegg og påforinger kan tilkomme ifm. detaljprosjektering.



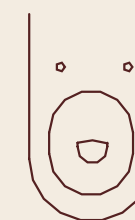
El-skap



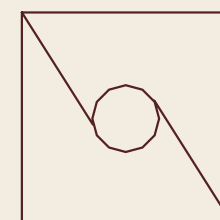
Kjøleskap



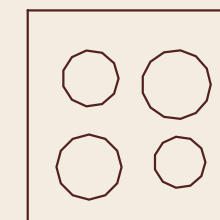
Komfyr i høyskap



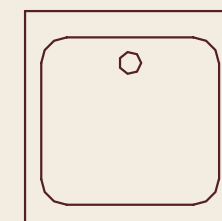
WC



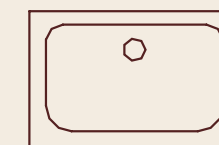
Oppvask-maskin



Komfyr



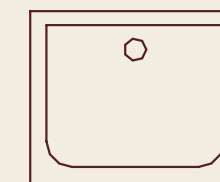
Vask kjøkken



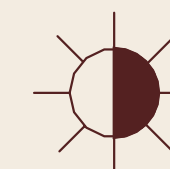
Servant WC



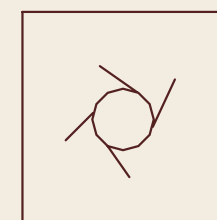
Tørke-trommel



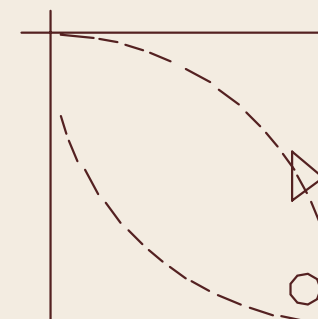
Servant bad



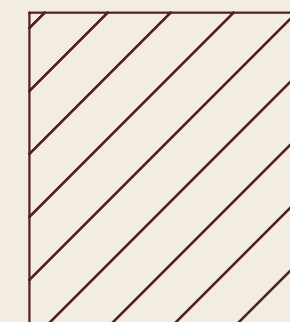
Solavskjerming



Vaske-maskin



Dusj



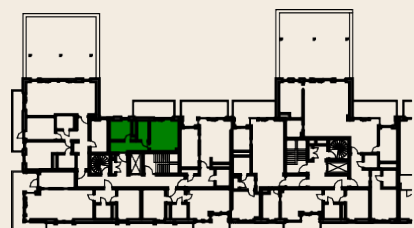
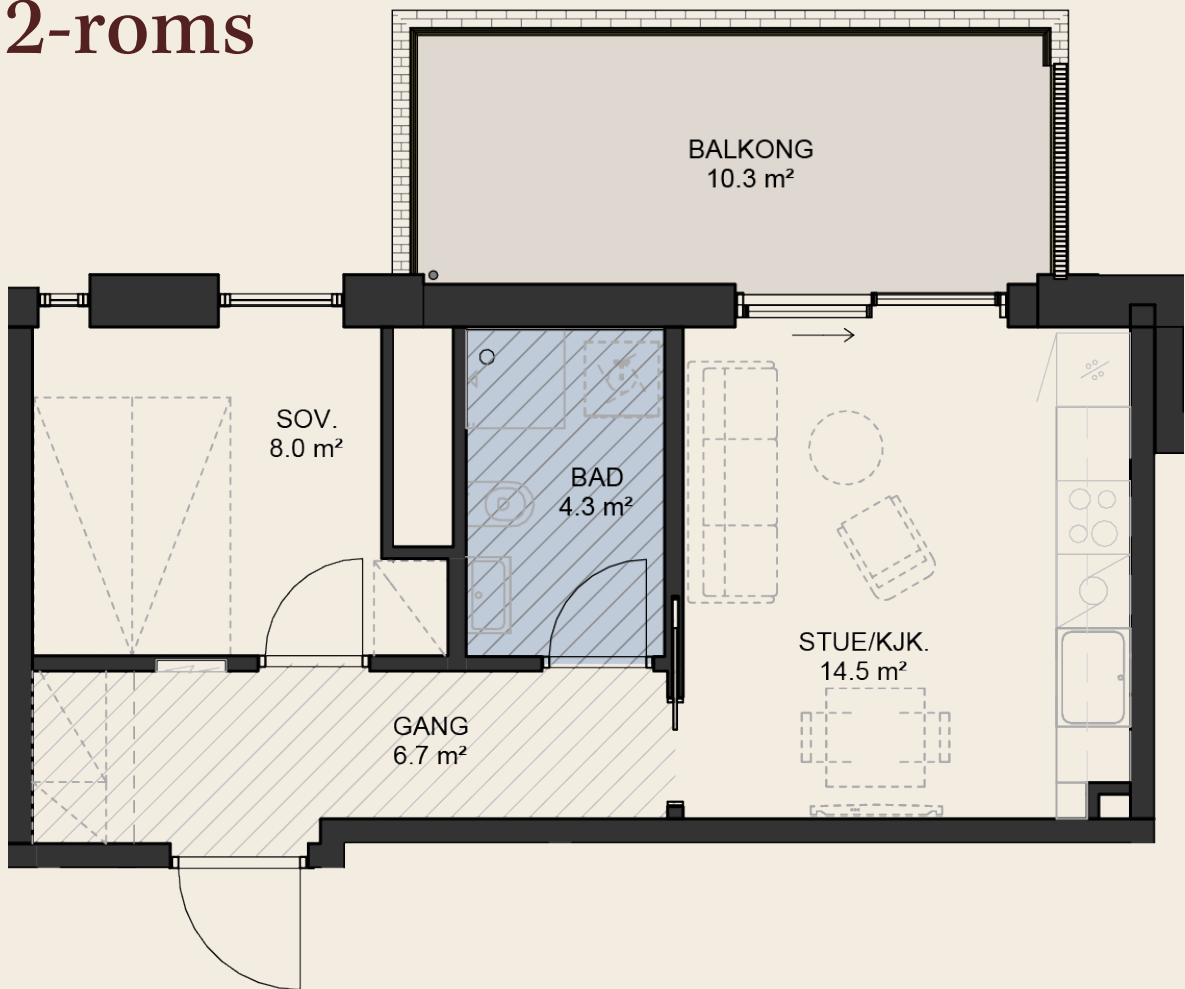
Nedsenket himling



2-ROMS



2-roms

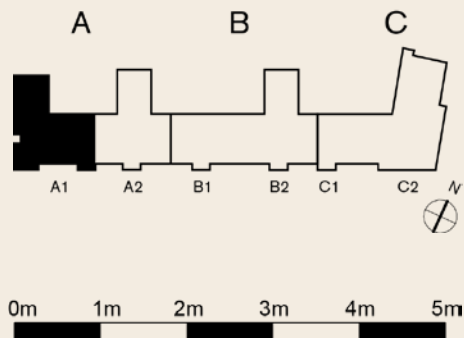


BYGG A - PLAN 4

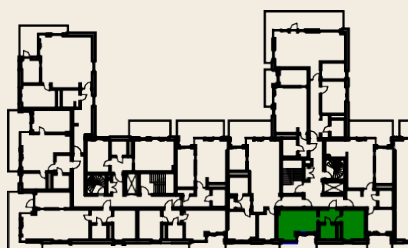
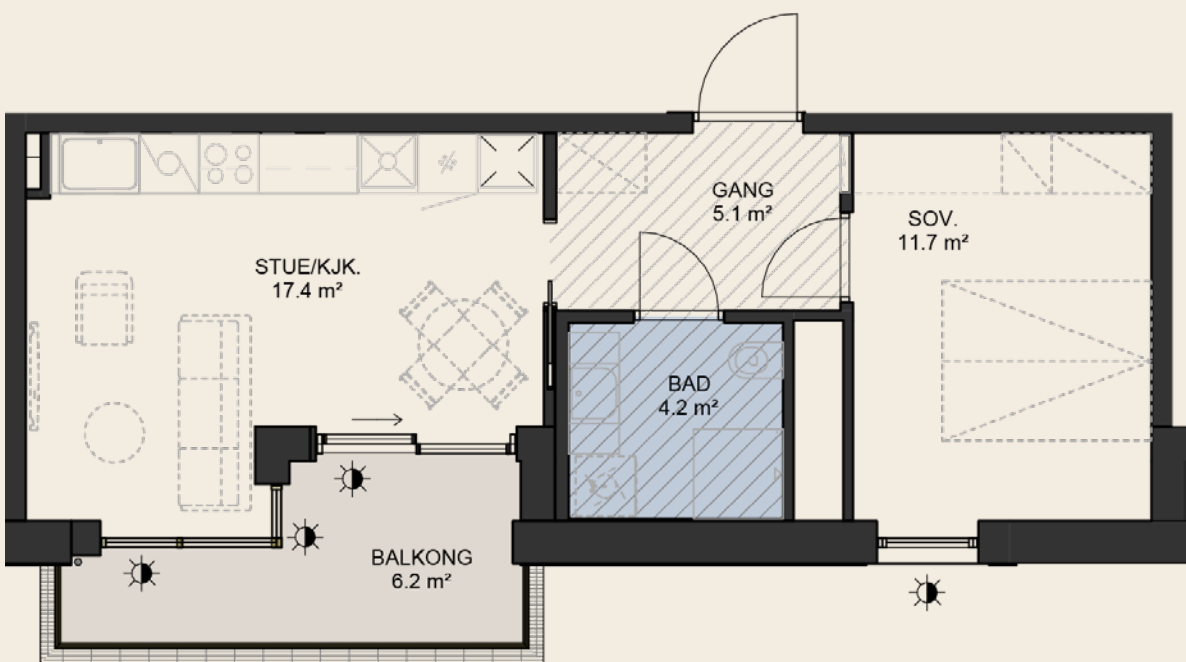


FASADE NORD

LEIL. NR.	A1 403
ETG	4 mot gårdsrom
BRA-i	36 m ²
BALKONG	10.3 m ²



2-roms

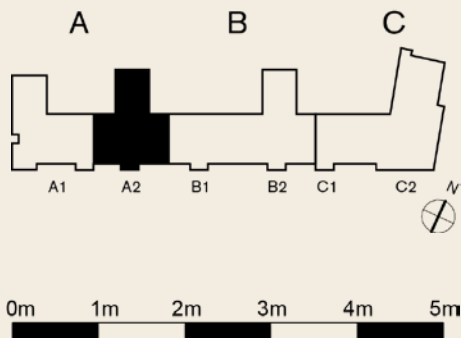


BYGG A - PLAN 2



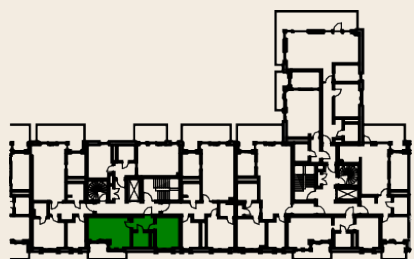
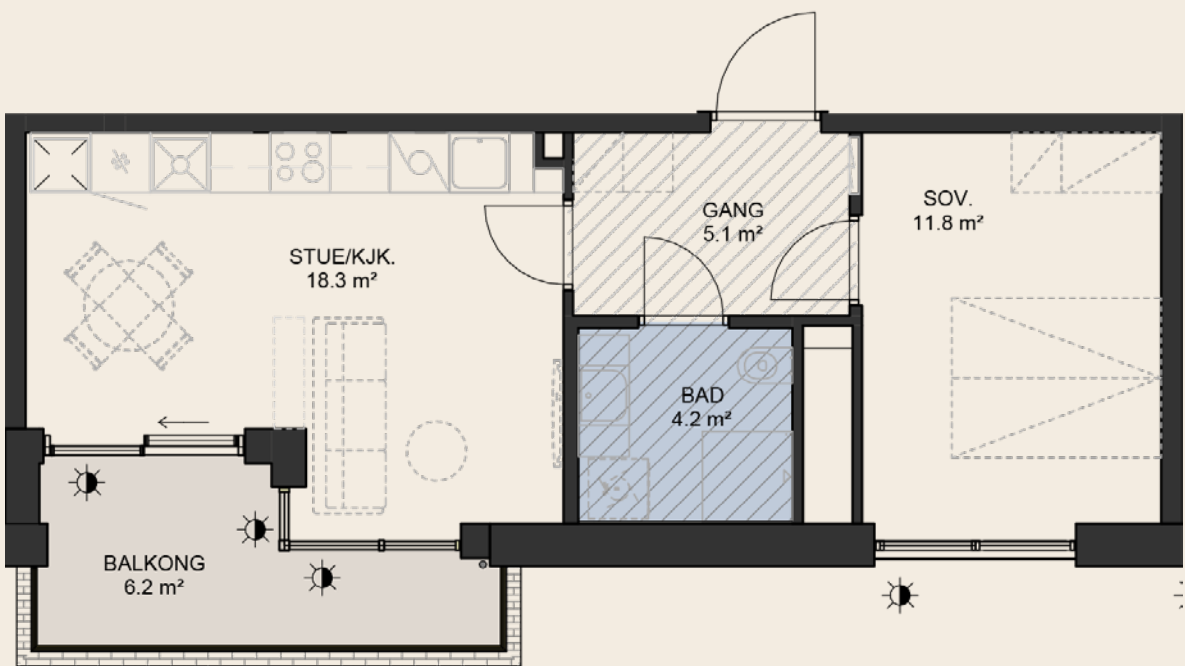
FASADE SØR

LEIL. NR.	A2 205, 305, 503, 603
ETG	3-4, 5-6 fra gateplan
BRA-i	41 m ²
BALKONG	6.2 m ²





2-roms

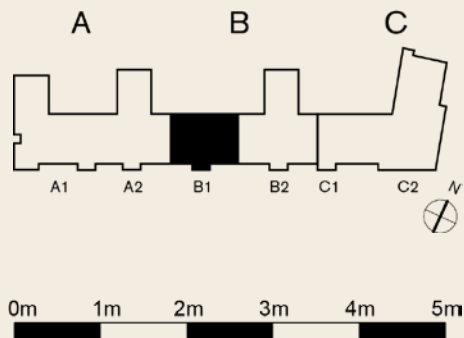


BYGG B - PLAN 3

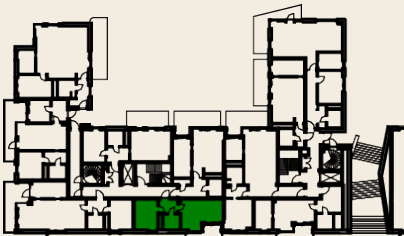
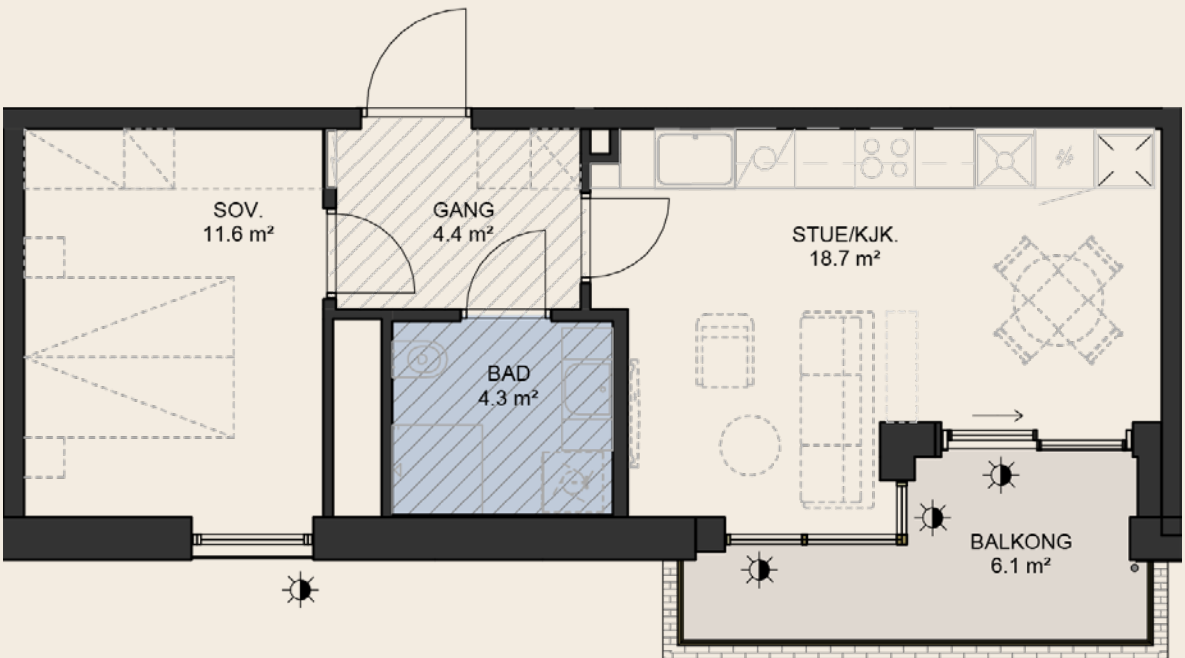


FASADE SØR

LEIL. NR.	B1 404, 504, 604
ETG	4-7 fra gateplan
BRA-i	42.0 m ²
BALKONG	6.2 m ²



2-roms

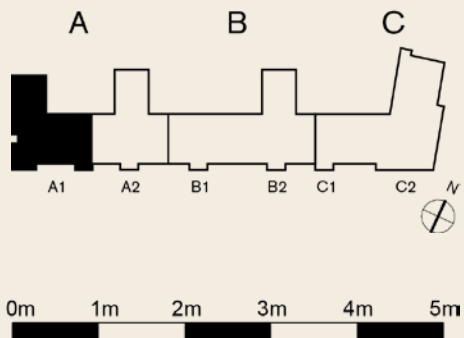


BYGG A - PLAN 1



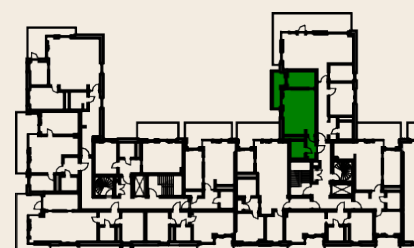
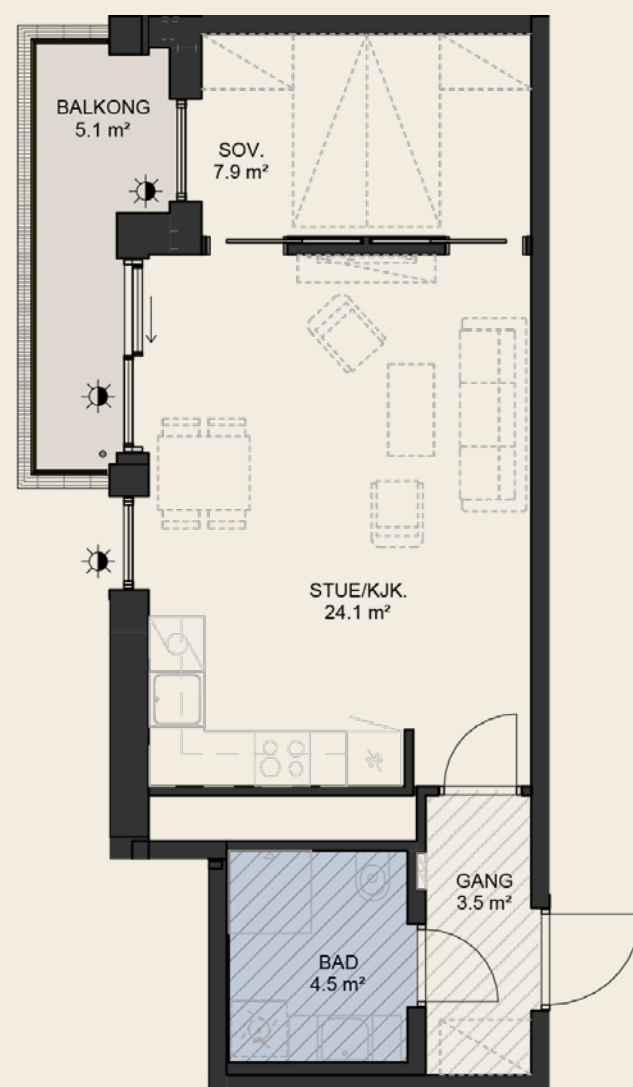
FASADE SØR

LEIL. NR.	A1 106, 206, 306, 405
ETG	2-5 fra gateplan
BRA-i	42 m ²
BALKONG	6.1 m ²





2-roms

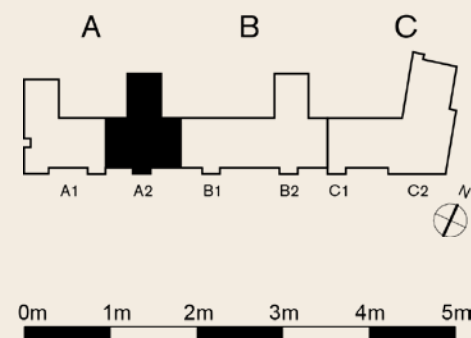


BYGG A - PLAN 2

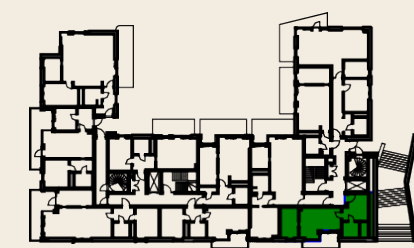
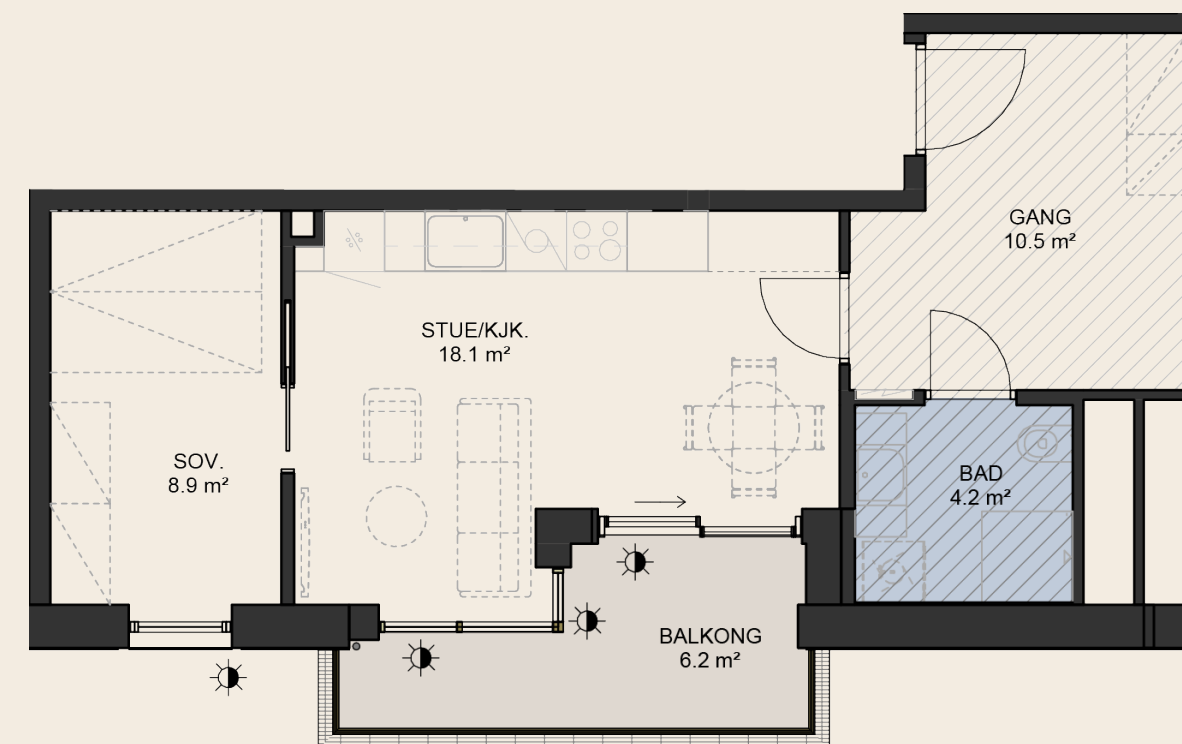


FASADE VEST - SETT FRA GÅRDSROM

LEIL. NR.	A2 202, 302
ETG	2-3 mot gårdsrom
BRA-i	44 m ²
BALKONG	5.1 m ²



2-roms

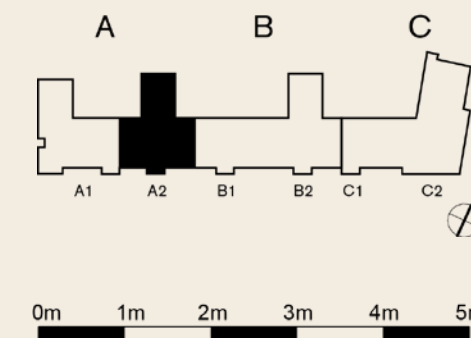


BYGG A - PLAN 1



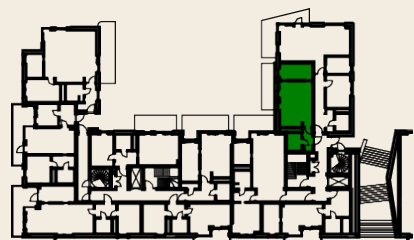
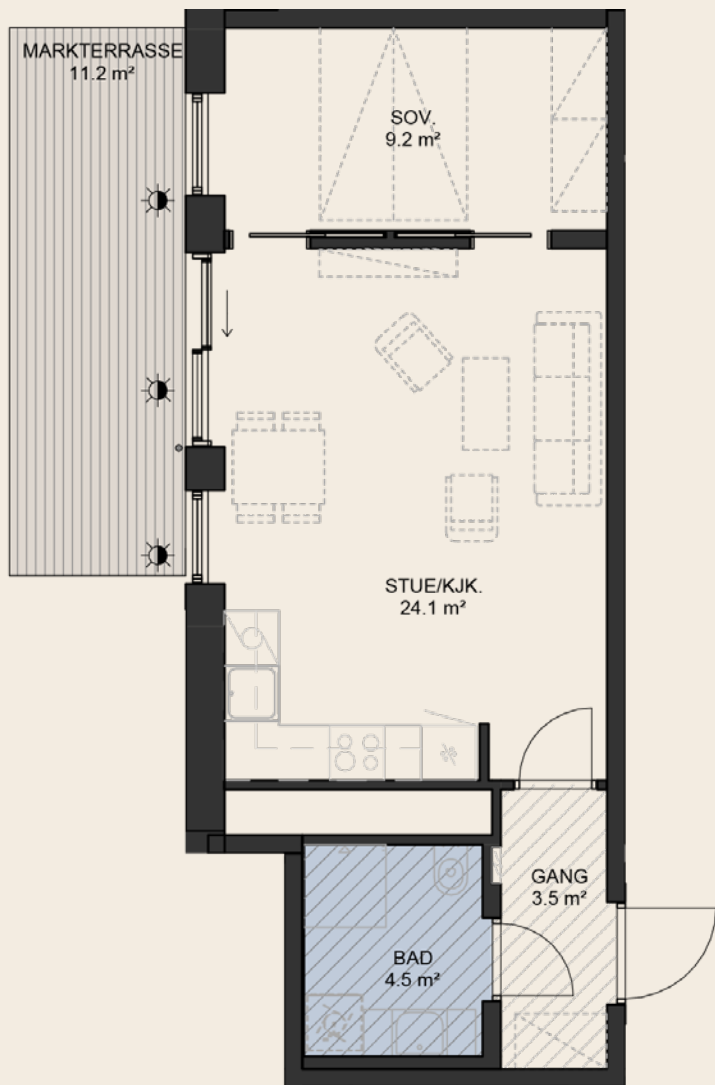
FASADE SØR

LEIL. NR.	A2 104
ETG	2 fra gateplan
BRA-i	44.5 m ²
BALKONG	6.2 m ²





2-roms

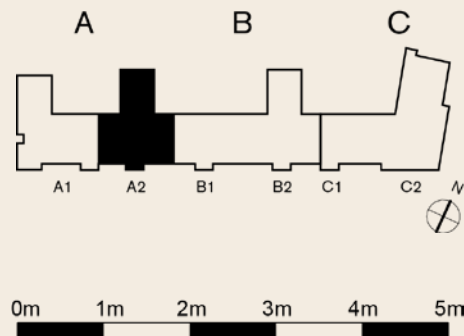


BYGG A - PLAN 1

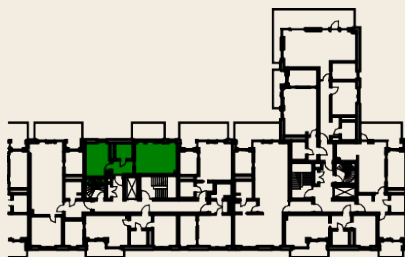
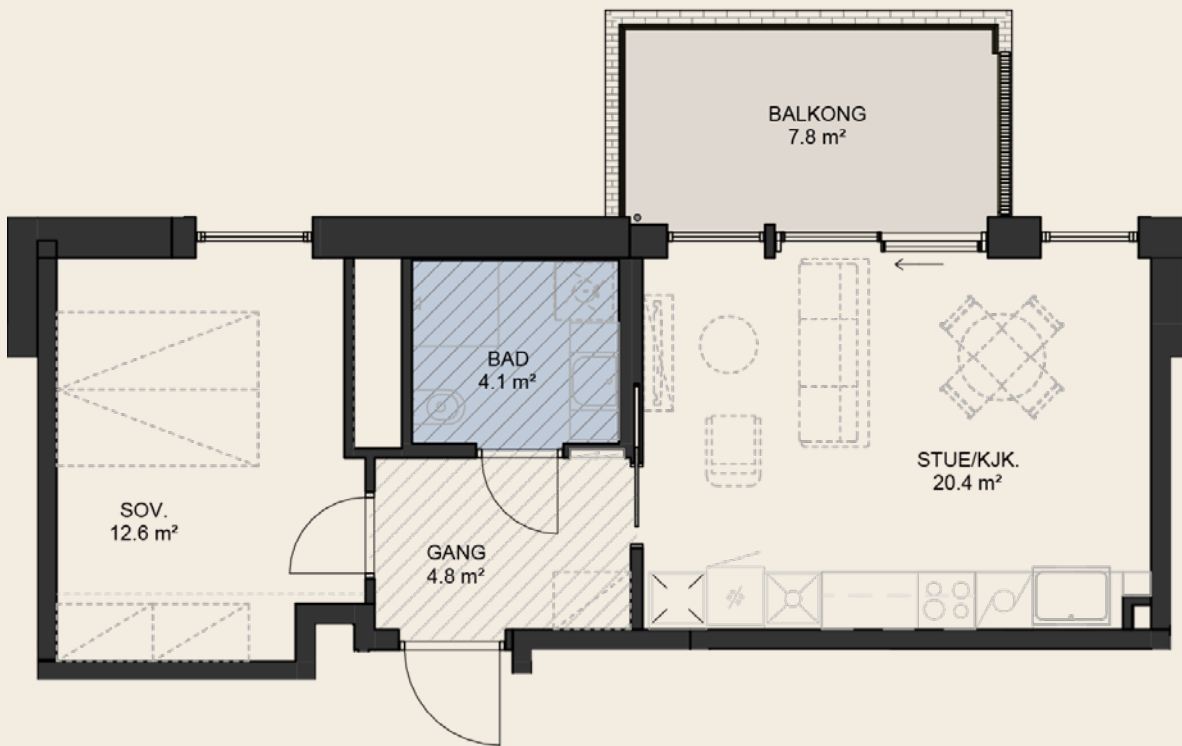


FASADE VEST - SETT FRA GÅRDSROM

LEIL. NR.	A2 102
ETG	1 mot gårdsrom
BRA-i	45 m ²
MARKTERRASSE	11.2 m ²



2-roms

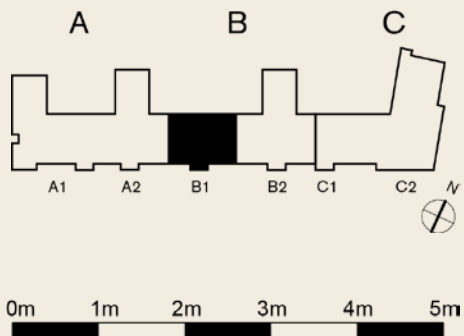


BYGG B - PLAN 2



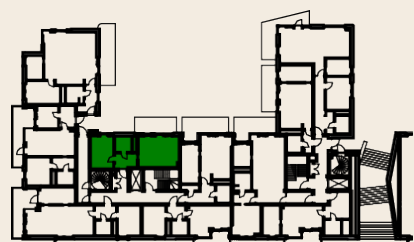
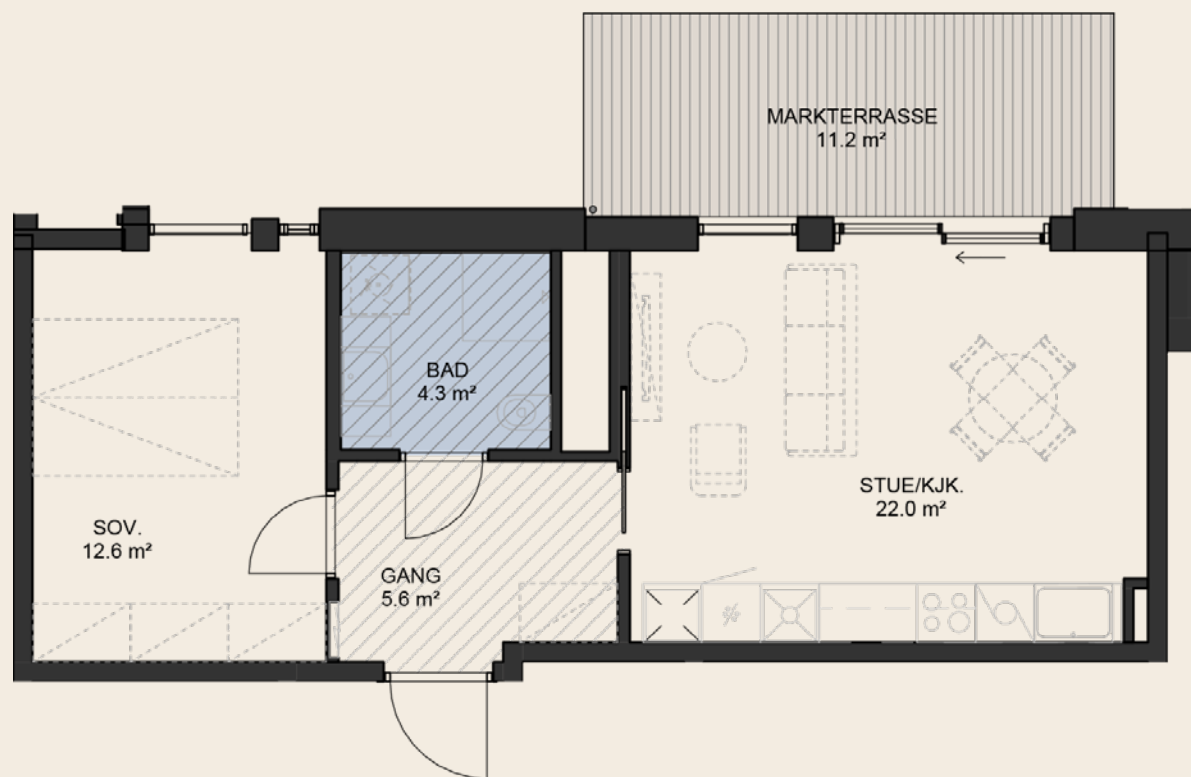
FASADE NORD

LEIL. NR.	B1 402, 502, 602
ETG	4-6 mot gårdsrom
BRA-i	45 m ²
BALKONG	7.8 m ²





2-roms

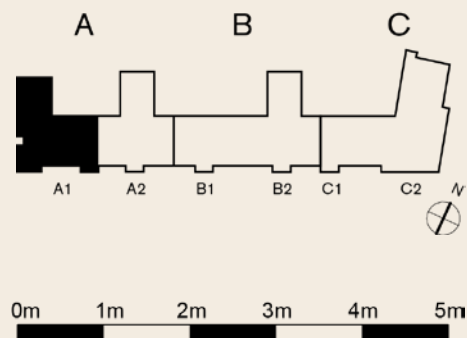


BYGG A - PLAN 1

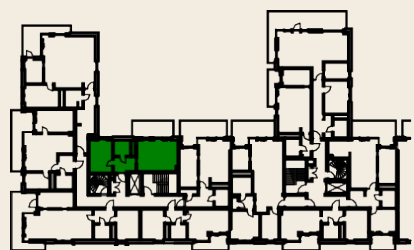
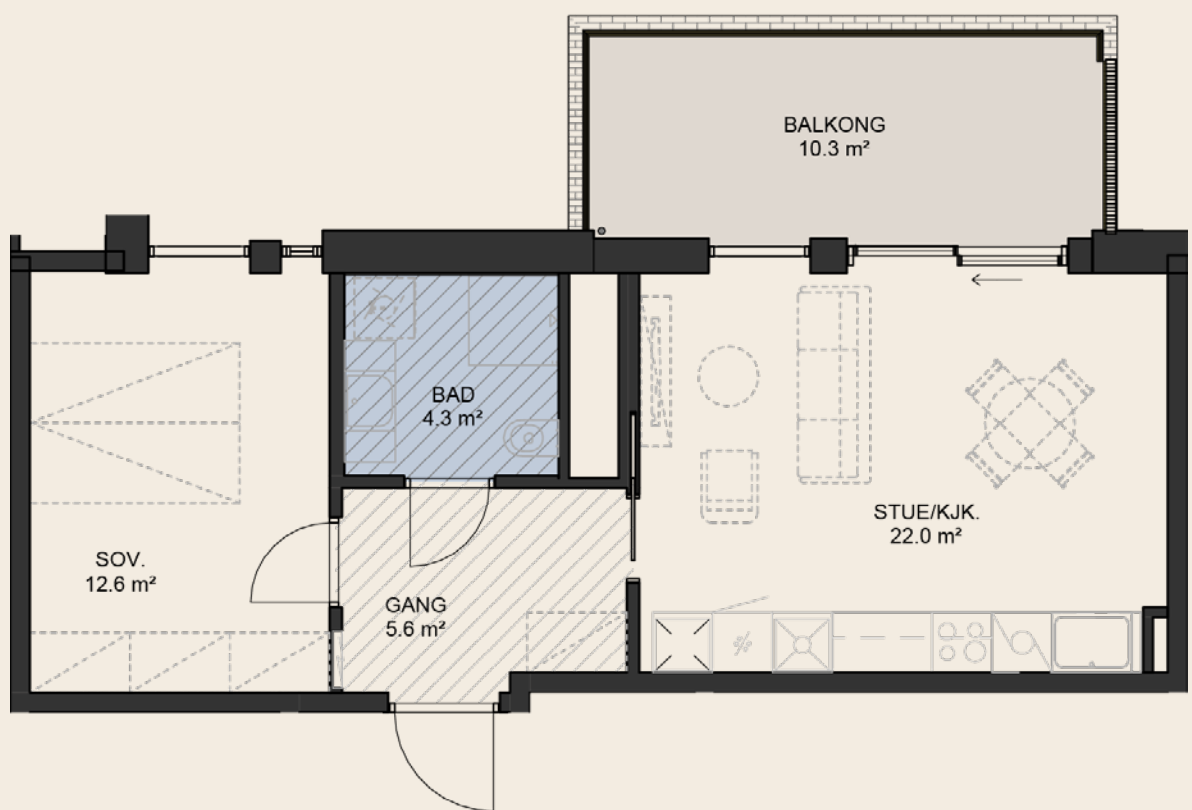


FASADE NORD

LEIL. NR.	A1 104
ETG	1 mot gårdsrom
BRA-i	46.5 m ²
MARKTERRASSE	11.2 m ²



2-roms

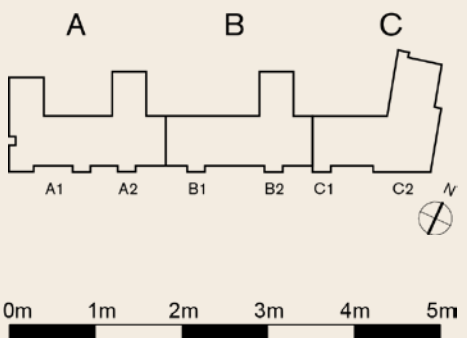


BYGG A - PLAN 2



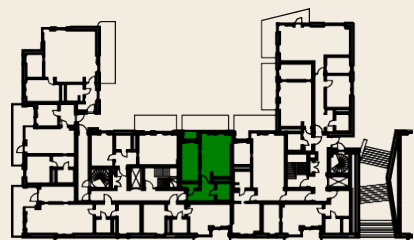
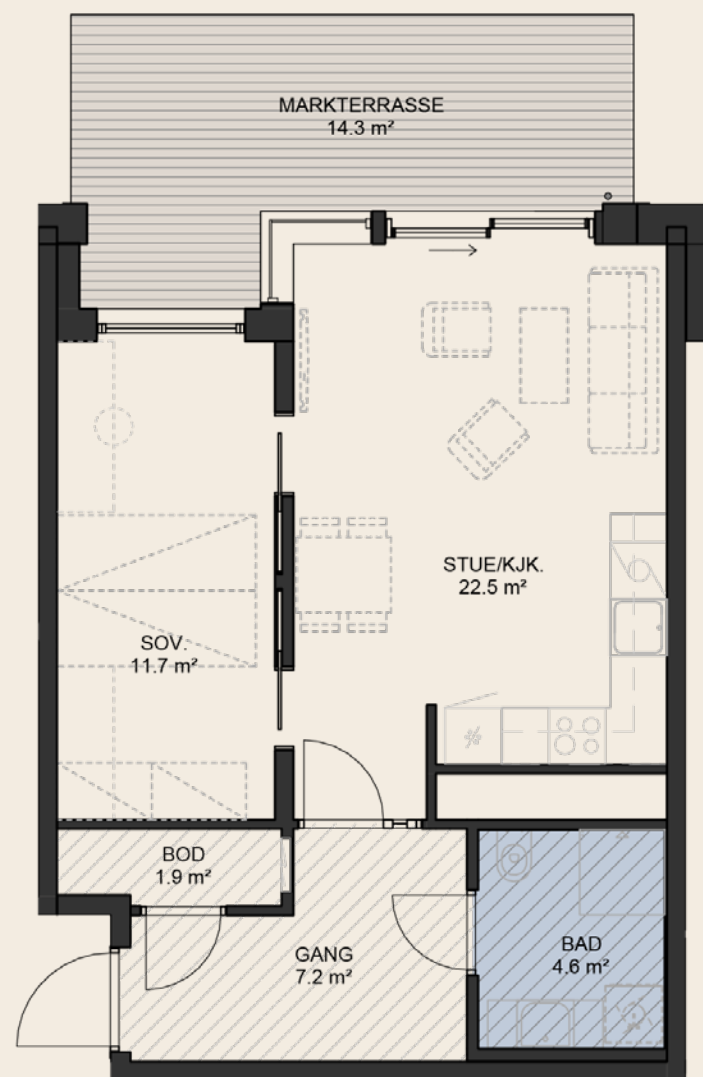
FASADE NORD

LEIL. NR.	A1 204, 304
ETG	2-3 mot gårdsrom
BRA-i	46.5 m ²
BALKONG	10.3 m ²





2-roms

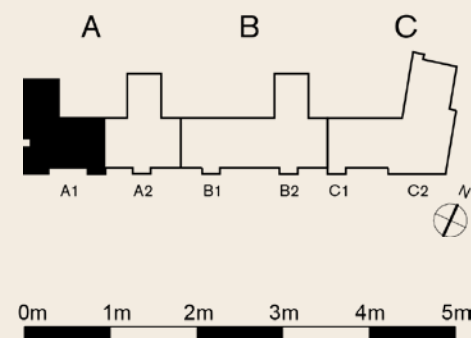


BYGG A - PLAN 1

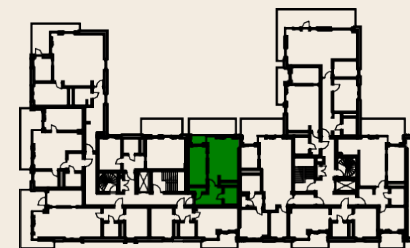
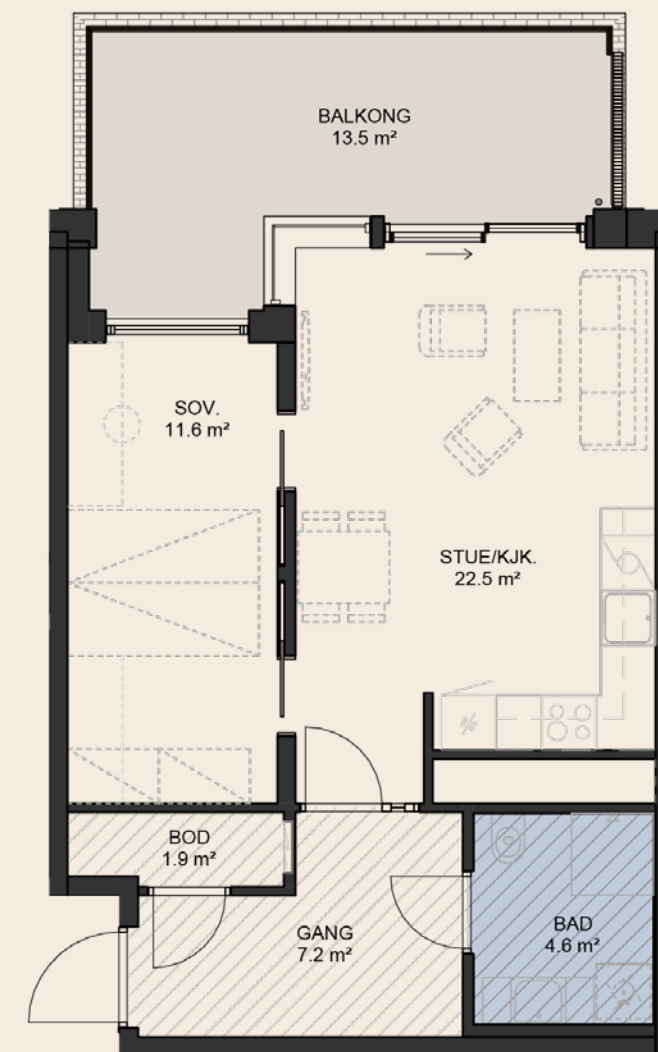


FASADE NORD

LEIL. NR.	A1 105
ETG	1 mot gårdsrom
BRA-i	52 m ²
MARKTERRASSE	14.3 m ²



2-roms

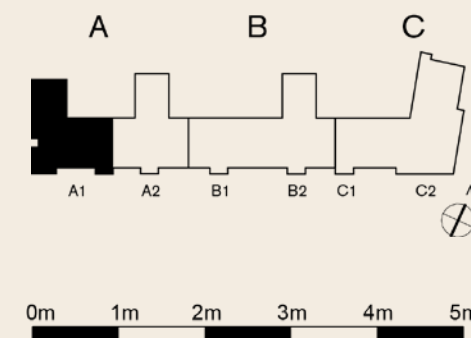


BYGG B - PLAN 2



FASADE NORD

LEIL. NR.	A1 205, 305, 404
ETG	2-4 mot gårdsrom
BRA-i	52 m ²
BALKONG	13.5 m ²

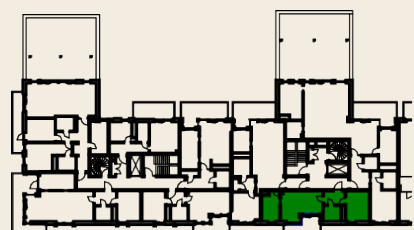
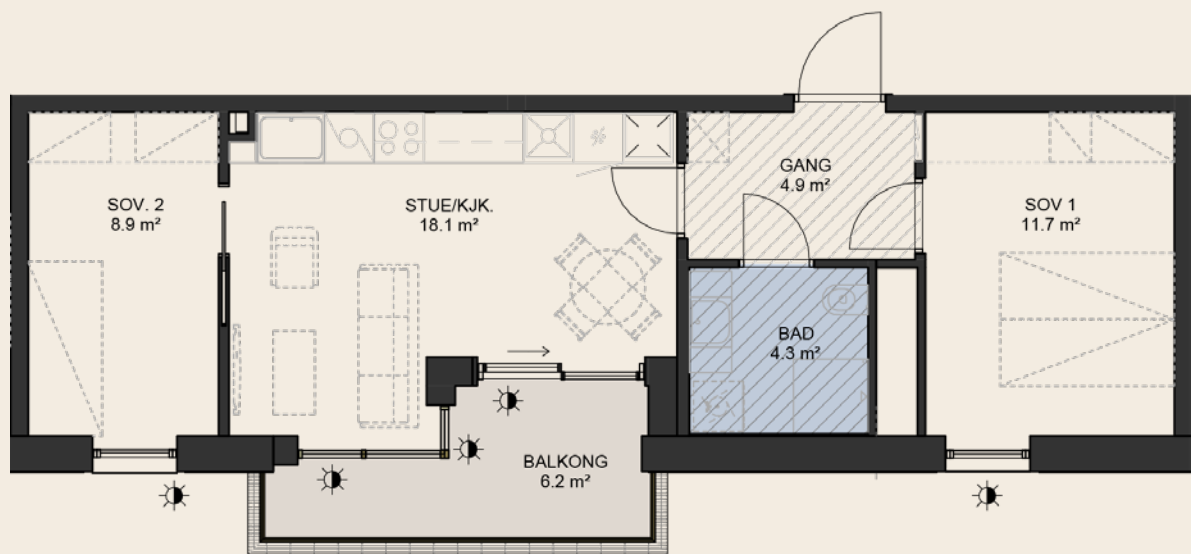




3-ROMS



3-roms

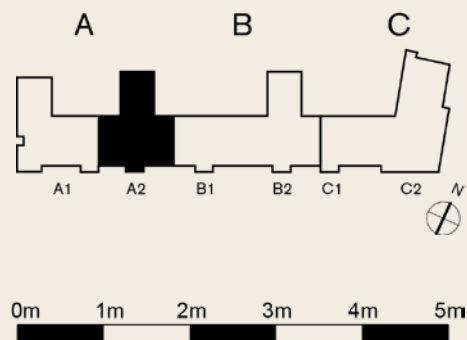


BYGG A - PLAN 4

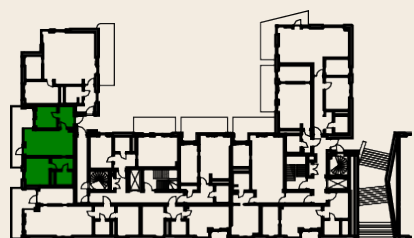
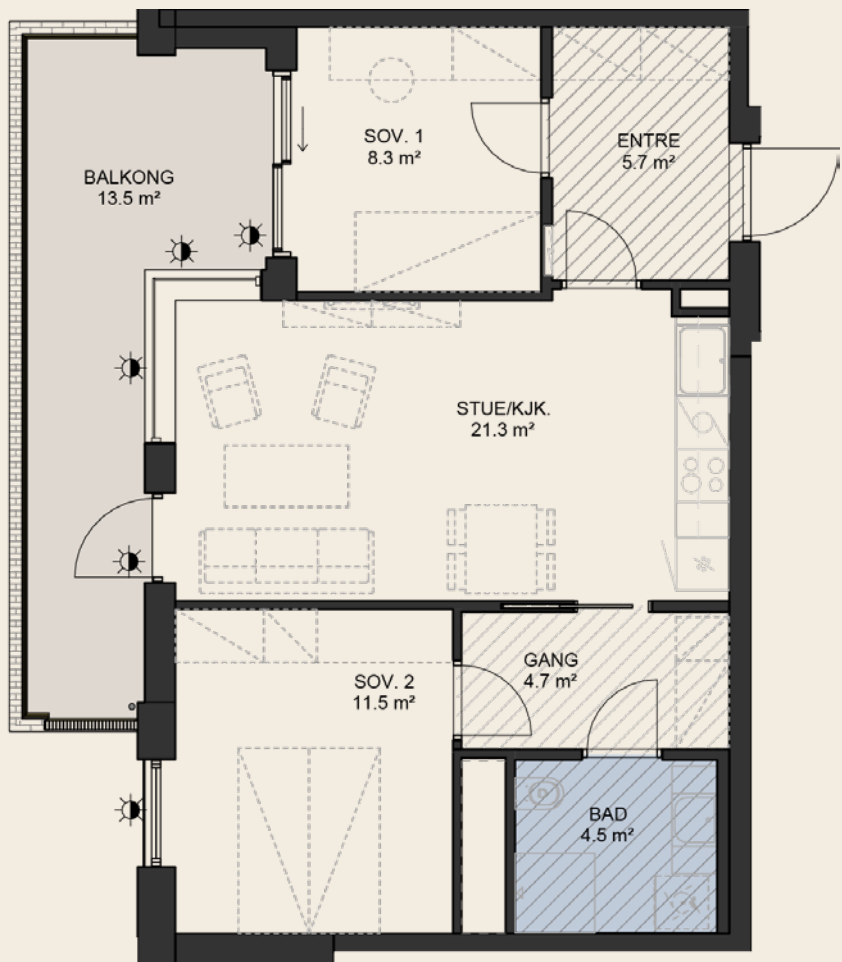


FASADE SØR

LEIL. NR.	A2 403
ETG	5 fra gateplan
BRA-i	51 m ²
BALKONG	6.2 m ²



3-roms

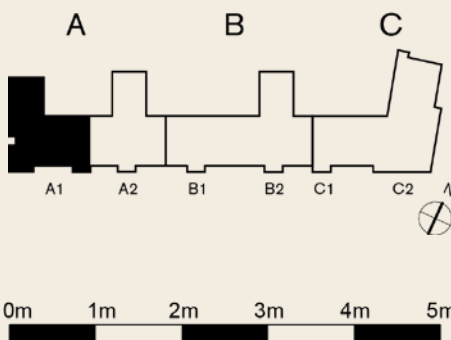


BYGG A - PLAN 1



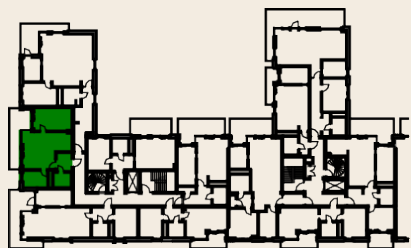
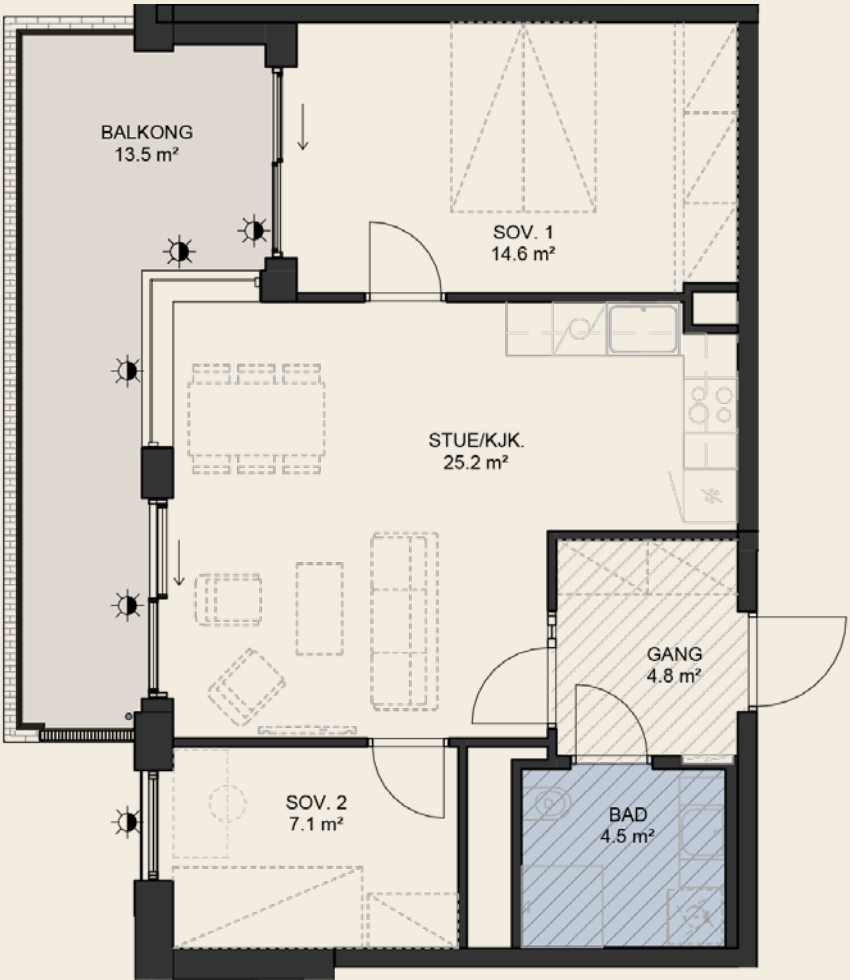
FASADE VEST

LEIL. NR.	A1 102
ETG	2 fra sidegate
BRA-i	60.5 m ²
BALKONG	13.5 m ²





3-roms

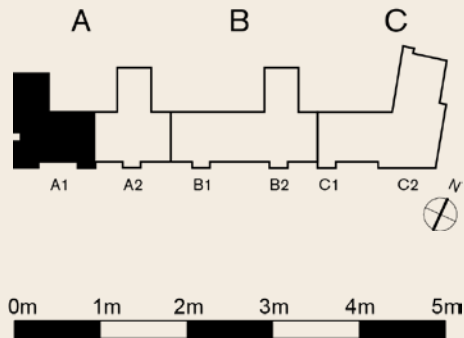


BYGG A - PLAN 2

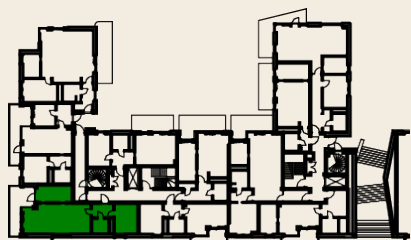
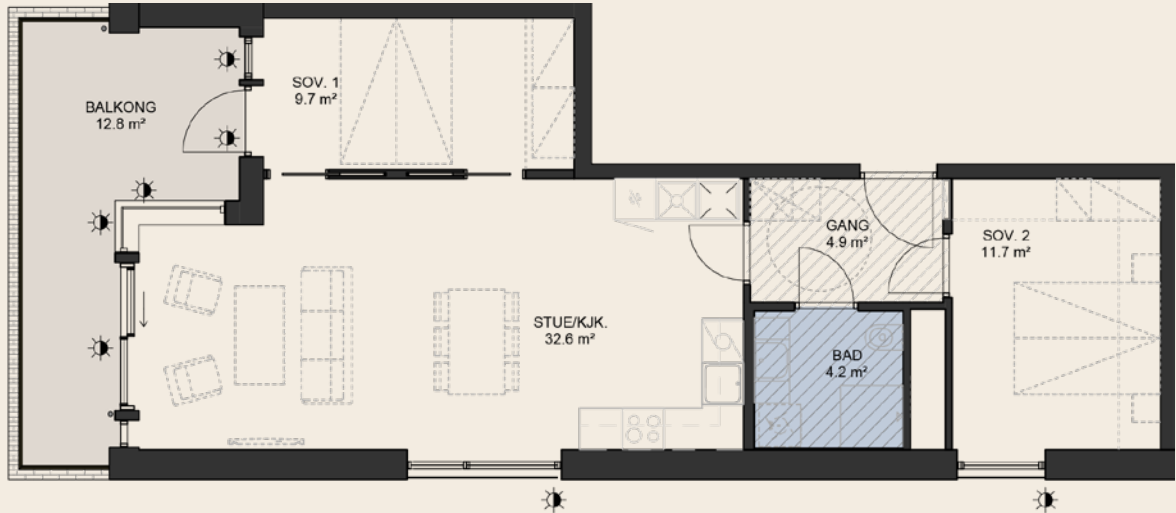


FASADE VEST

LEIL. NR.	A1 202-302
ETG	3-4 fra sidegate
BRA-i	60.5 m ²
BALKONG	13.5 m ²



3-roms

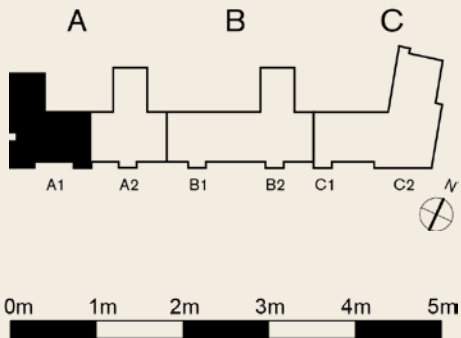


BYGG A - PLAN 1



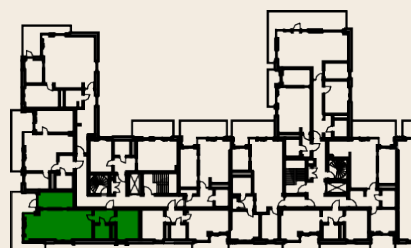
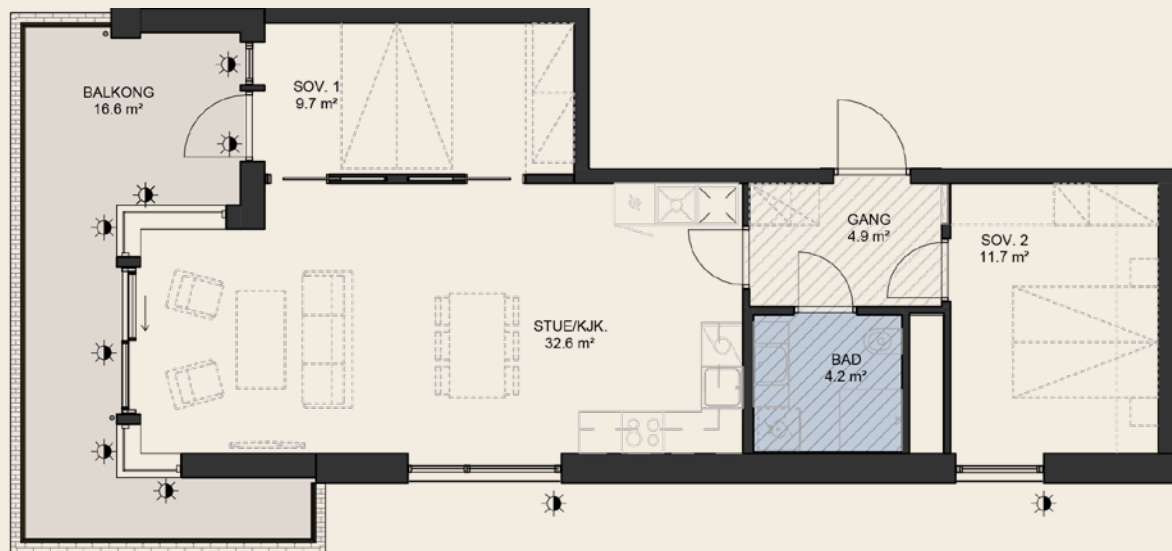
FASADE SØR

LEIL. NR.	A1 101
ETG	2 fra gateplan
BRA-i	67 m ²
BALKONG	12.8 m ²





3-roms

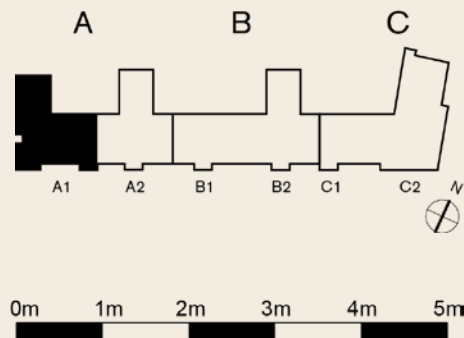


BYGG A - PLAN 2

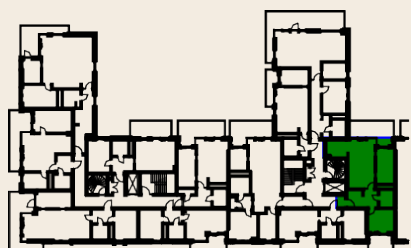
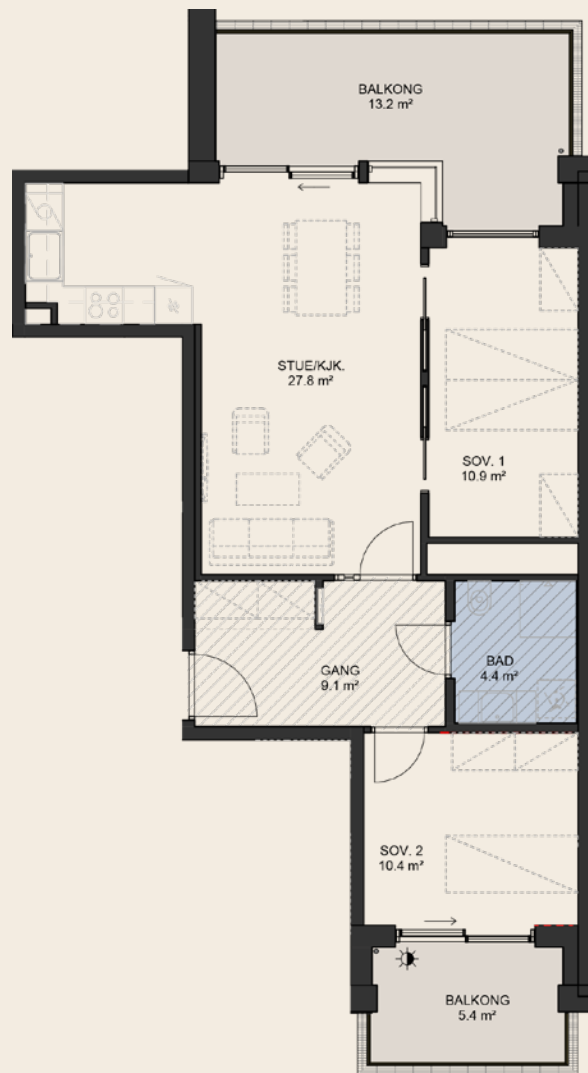


FASADE SØR

LEIL. NR.	A1 201, 301, 401
ETG	3-5 fra gateplan
BRA-i	67 m ²
BALKONG	16.6 m ²



3-roms

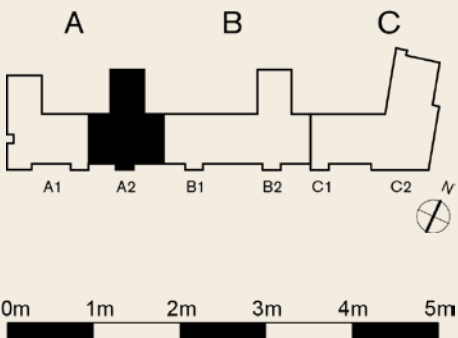


BYGG A - PLAN 2



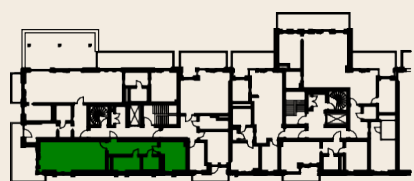
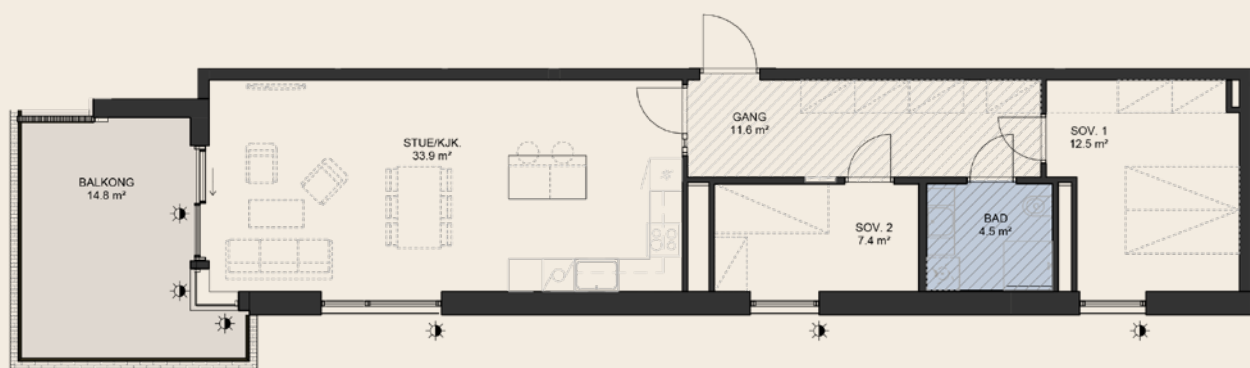
FASADE NORD

LEIL. NR.	A2 204, 304
ETG	3-4 fra gateplan/ 2-3 mot gårdsrom
BRA-i	67 m ²
BALKONGER	13.2 + 5.4 m ²





3-roms

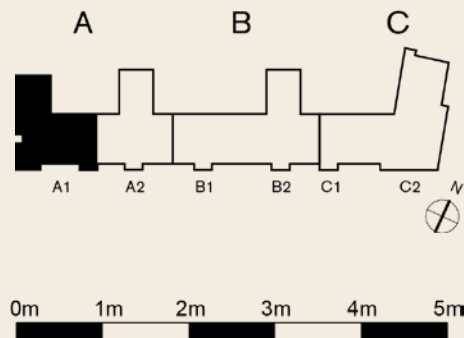


BYGG A - PLAN 5

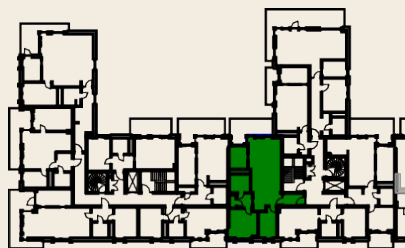
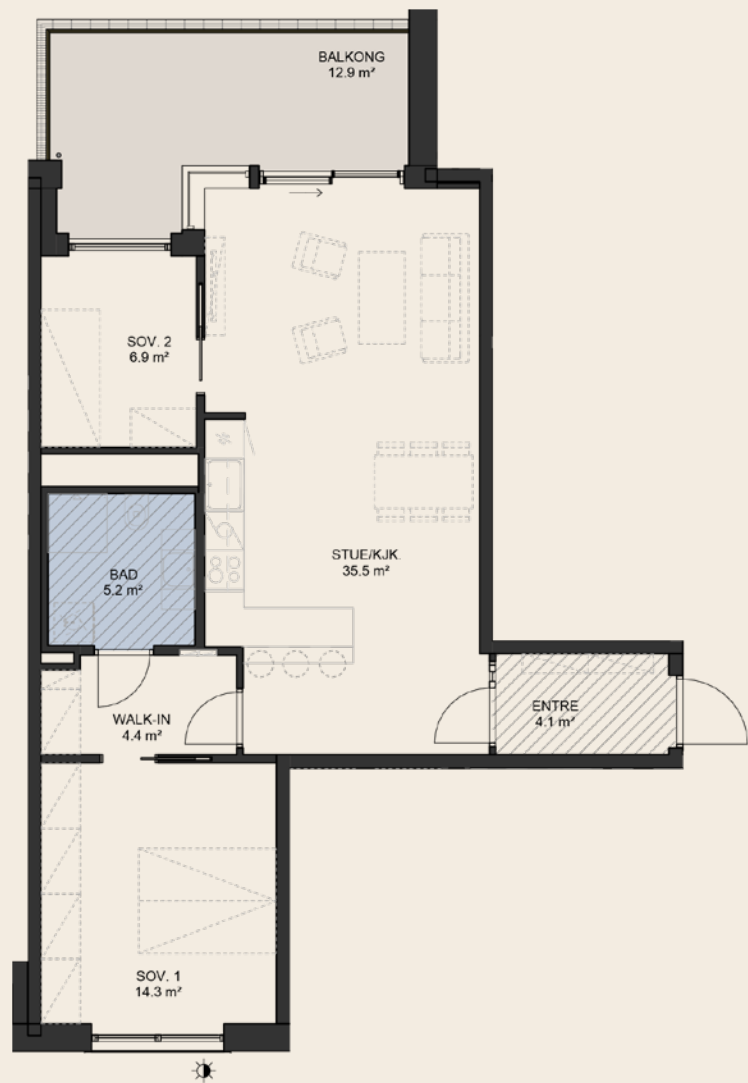


FASADE SØR

LEIL. NR.	A1 501
ETG	6 fra gateplan - Toppileighet
BRA-i	74.5 m ²
BALKONG	14.8 m ²



3-roms

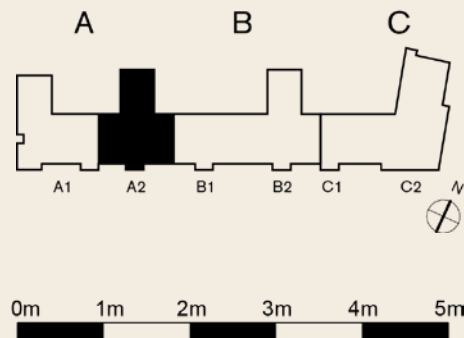


BYGG A - PLAN 3



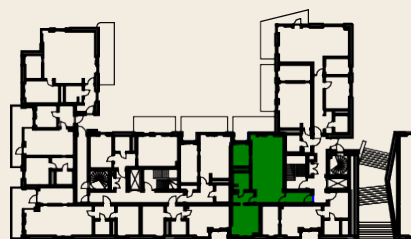
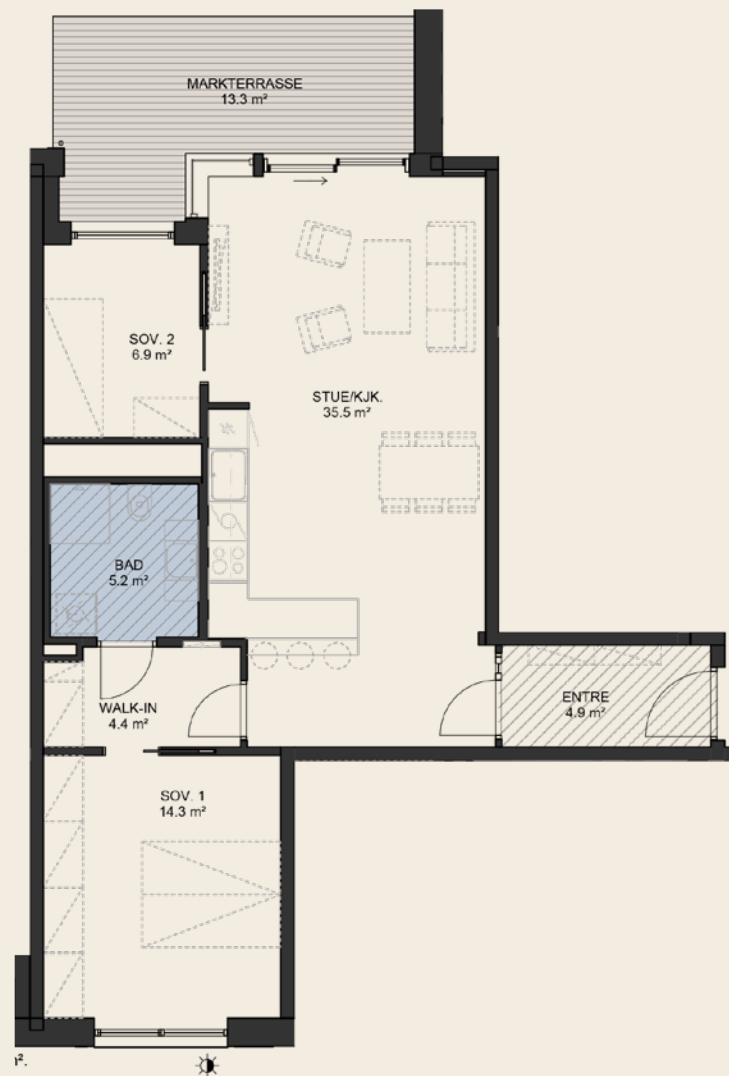
FASADE NORD

LEIL. NR.	A2 401
ETG	5 fra gateplan/ 4 mot gårdsrom
BRA-i	75 m ²
BALKONG	12.9 m ²





3-roms

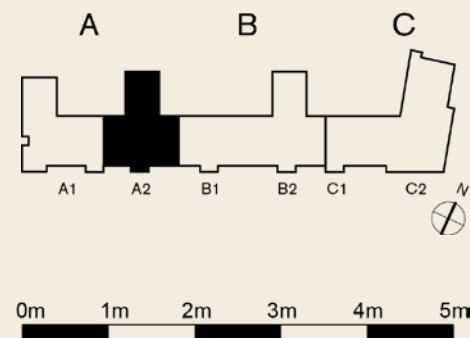


BYGG A - PLAN 1

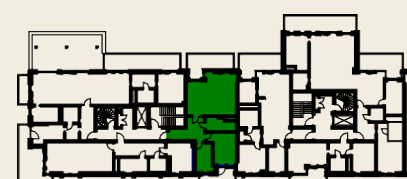
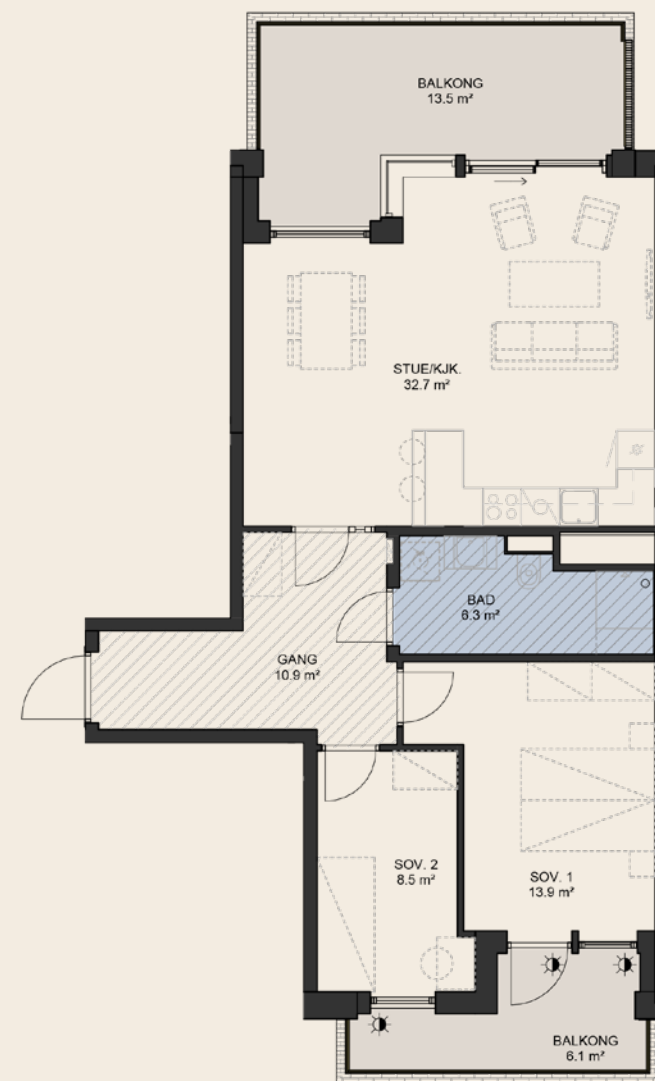


FASADE NORD

LEIL. NR.	A2 101
ETG	2 fra gateplan/ 1 mot gårdsrom
BRA-i	76 m ²
MARKTERRASSE	13.3 m ²



3-roms

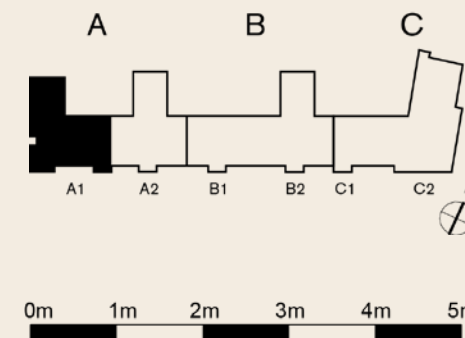


BYGG A - PLAN 5



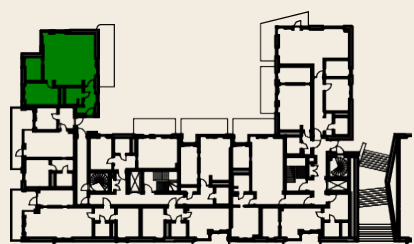
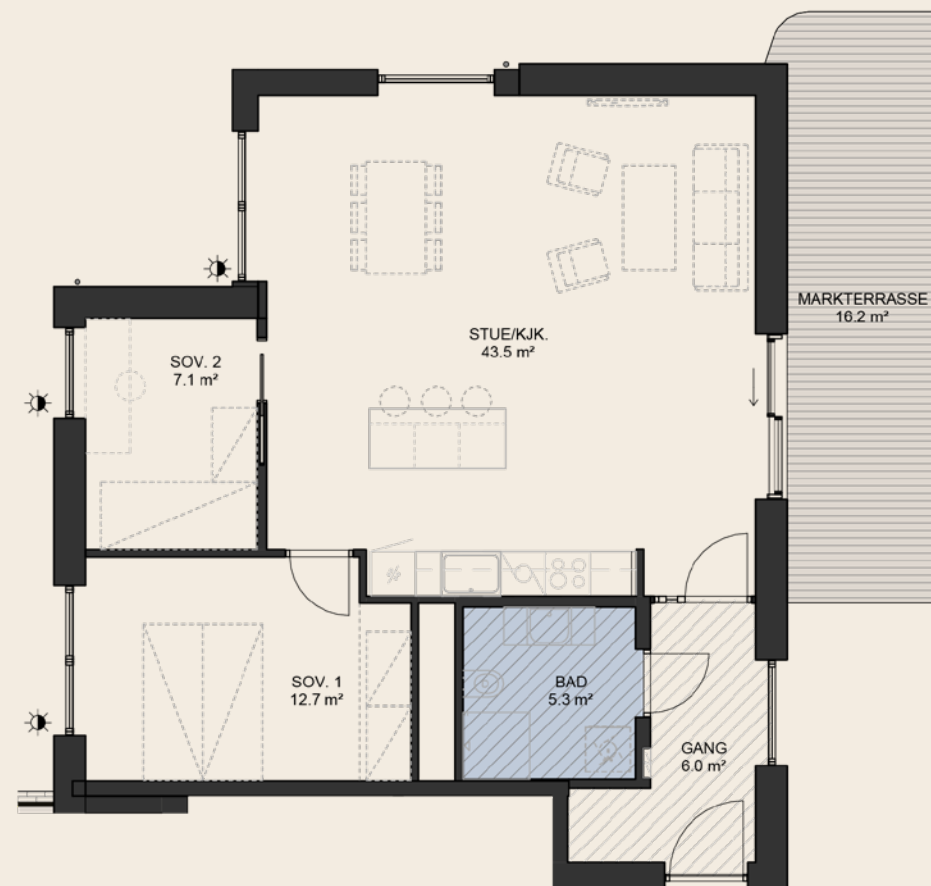
FASADE NORD

LEIL. NR.	A1 503
ETG	6 fra gateplan/ 5 mot gårdsrom
BRA-i	76.5 m ²
BALKONGER	6.1 + 13.5 m ²





3-roms

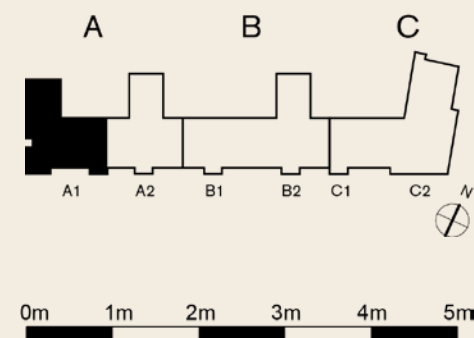


BYGG A - PLAN 1

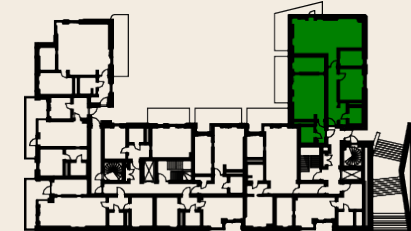
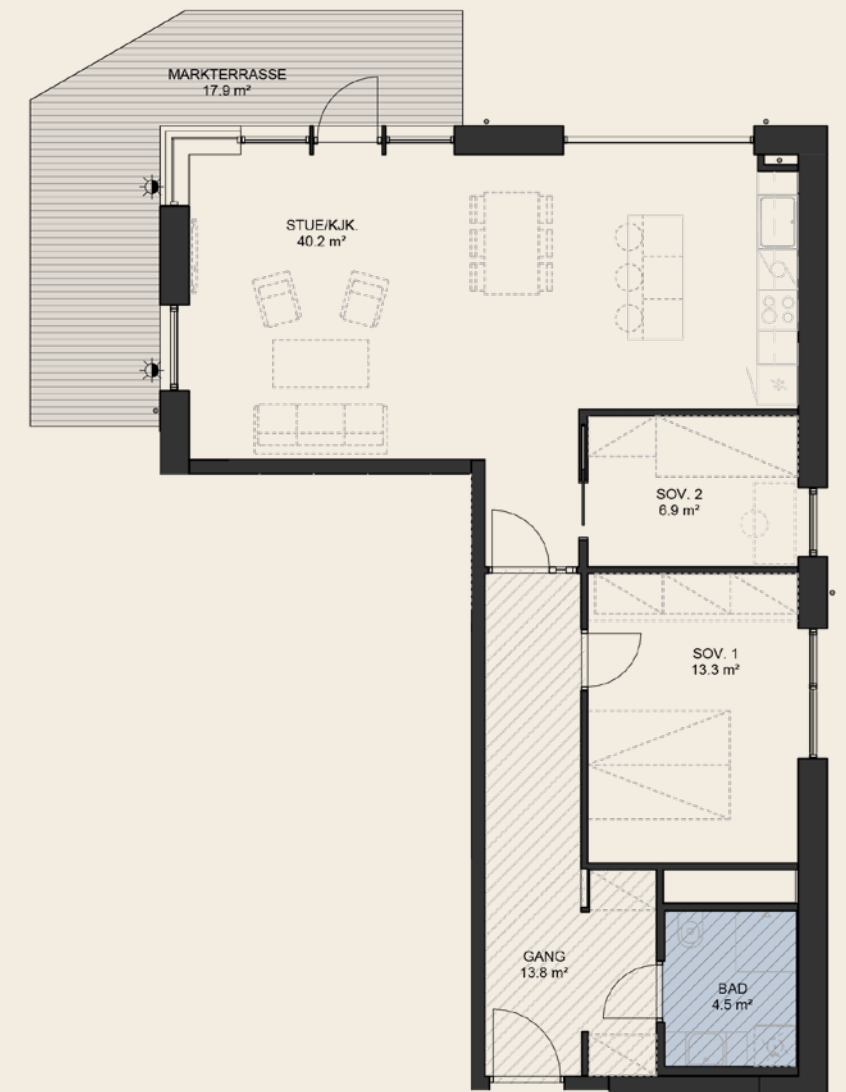


FASADE VEST

LEIL. NR.	A1 103
ETG	1 fra sidegate
BRA-i	79.5 m ²
MARKTERRASSE	16.2 m ²



3-roms

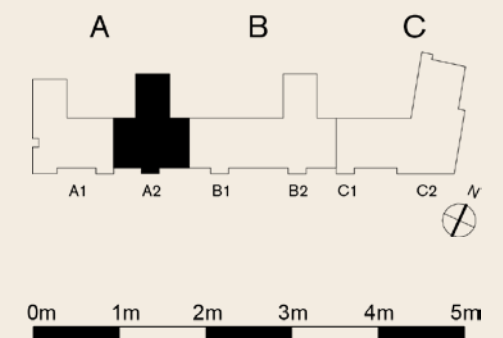


BYGG A - PLAN 1



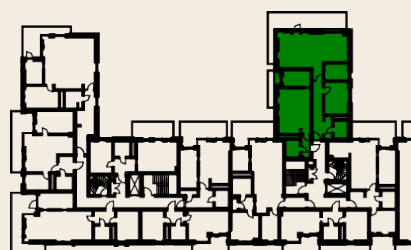
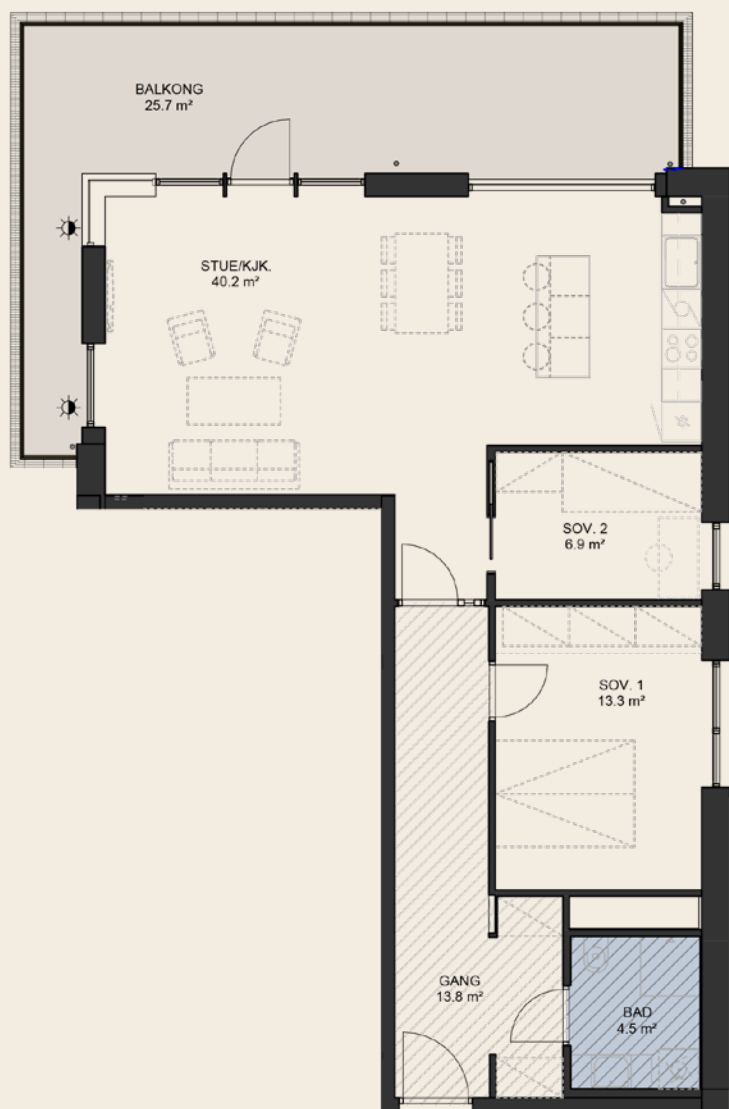
FASADE NORD

LEIL. NR.	A2 103
ETG	1 mot gårdsrom
BRA-i	84 m ²
MARKTERRASSE	17.9 m ²





3-roms

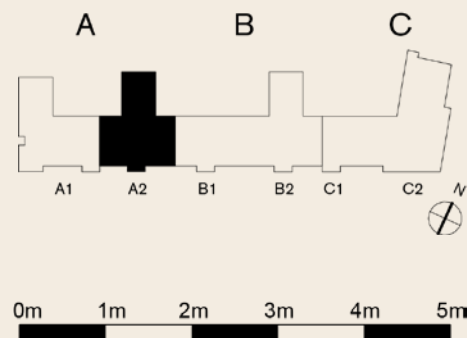


BYGG A - PLAN 2

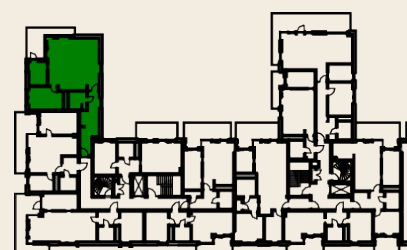
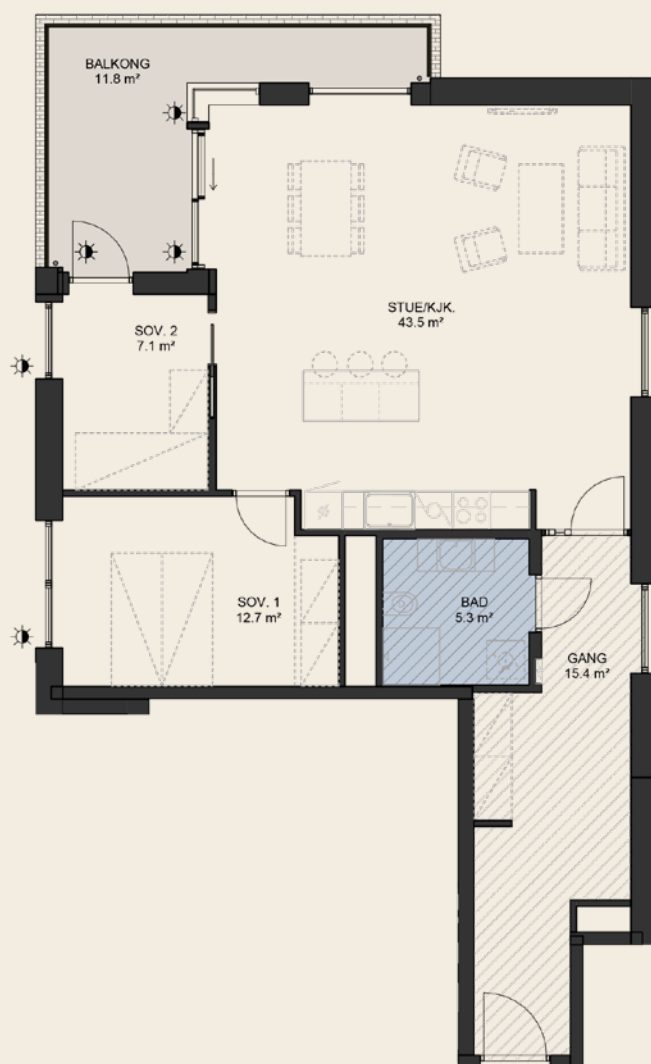


FASADE NORD

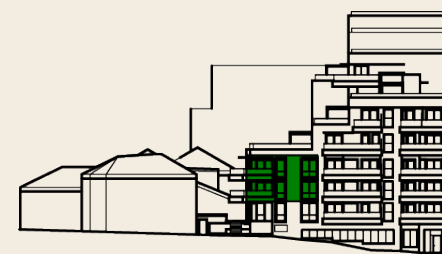
LEIL. NR. A2 203, 303
ETG 2-3 mot gårdsrom
BRA-i 84 m²
BALKONG 25.7 m²



3-roms

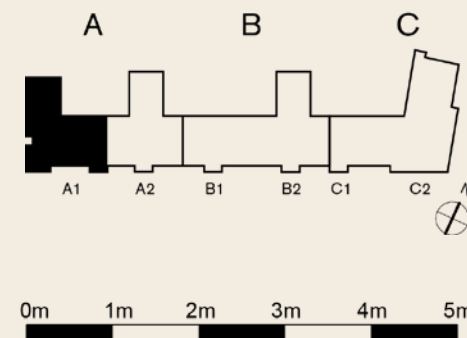


BYGG A - PLAN 2



FASADE VEST

LEIL. NR. A1 203, 303
ETG 2-3 fra sidegate
BRA-i 89.5 m²
BALKONG 11.8 m²

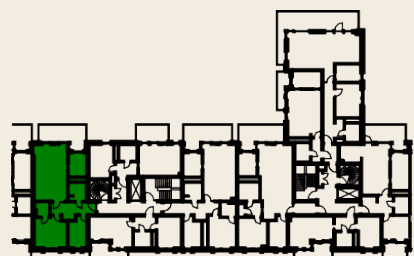
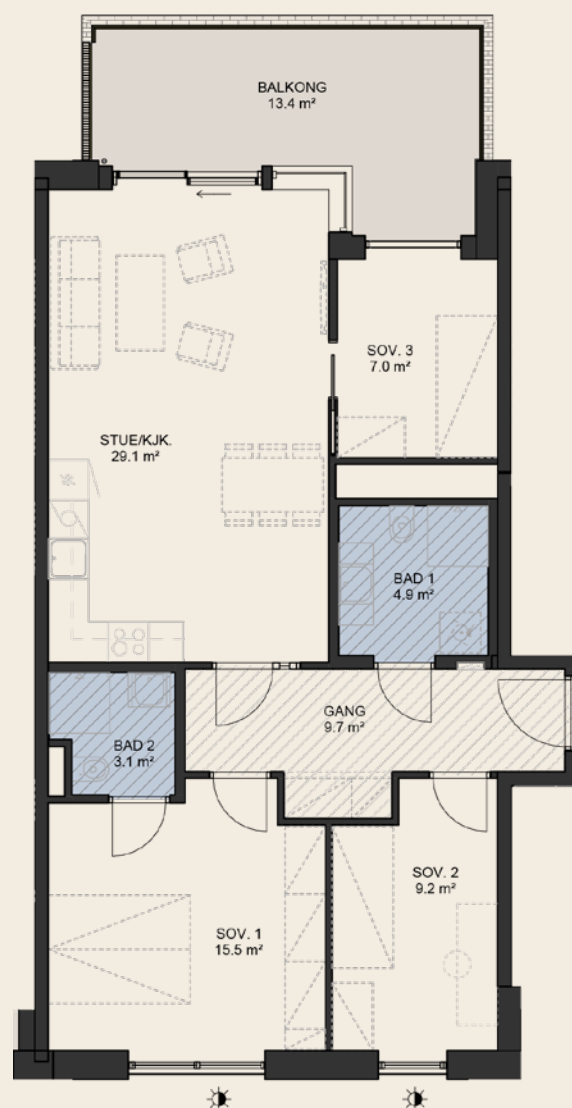




4-ROMS



4-roms

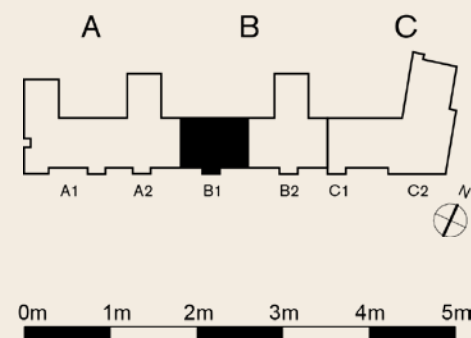


BYGG B - PLAN 3

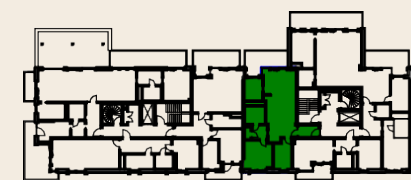
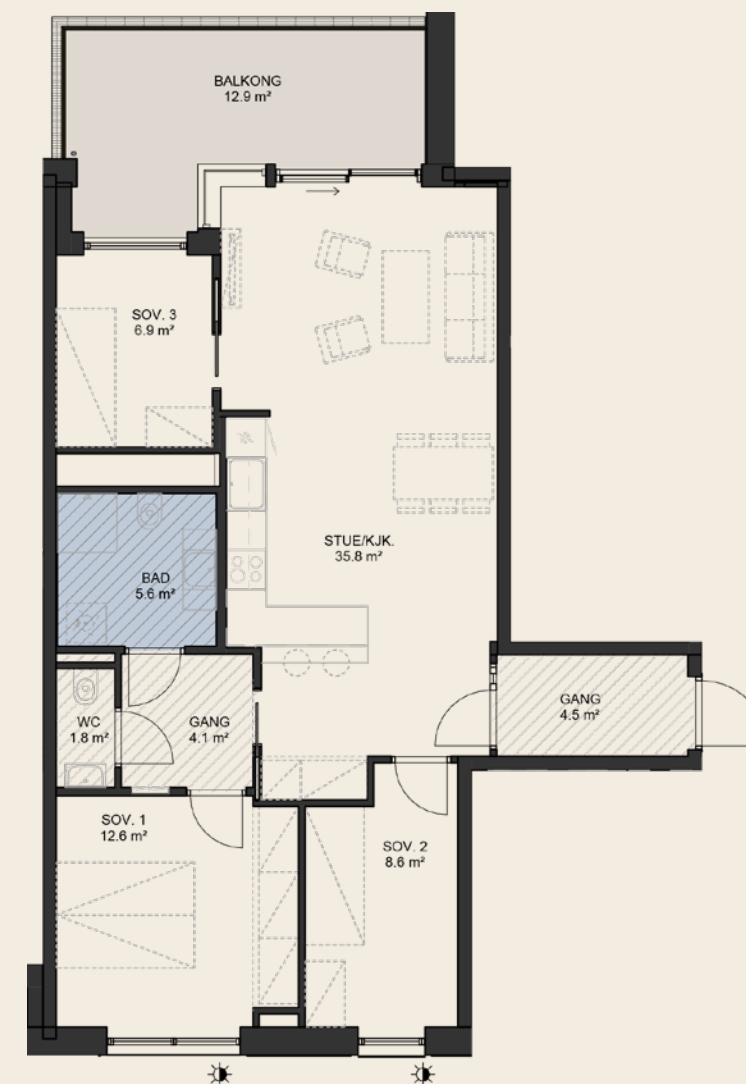


FASADE NORD

LEIL. NR.	B1 401, 501, 601
ETG	5-7 fra gateplan/ 4-6 mot gårdsrom
BRA-i	84 m ²
BALKONG	13.4 m ²



4-roms

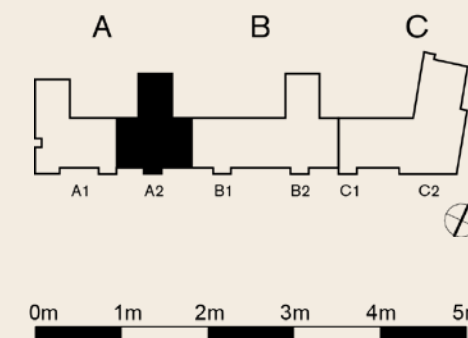


BYGG A - PLAN 5



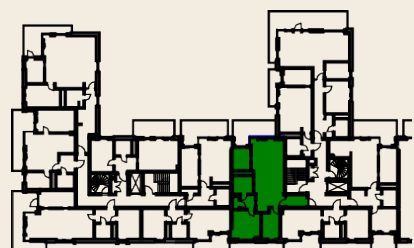
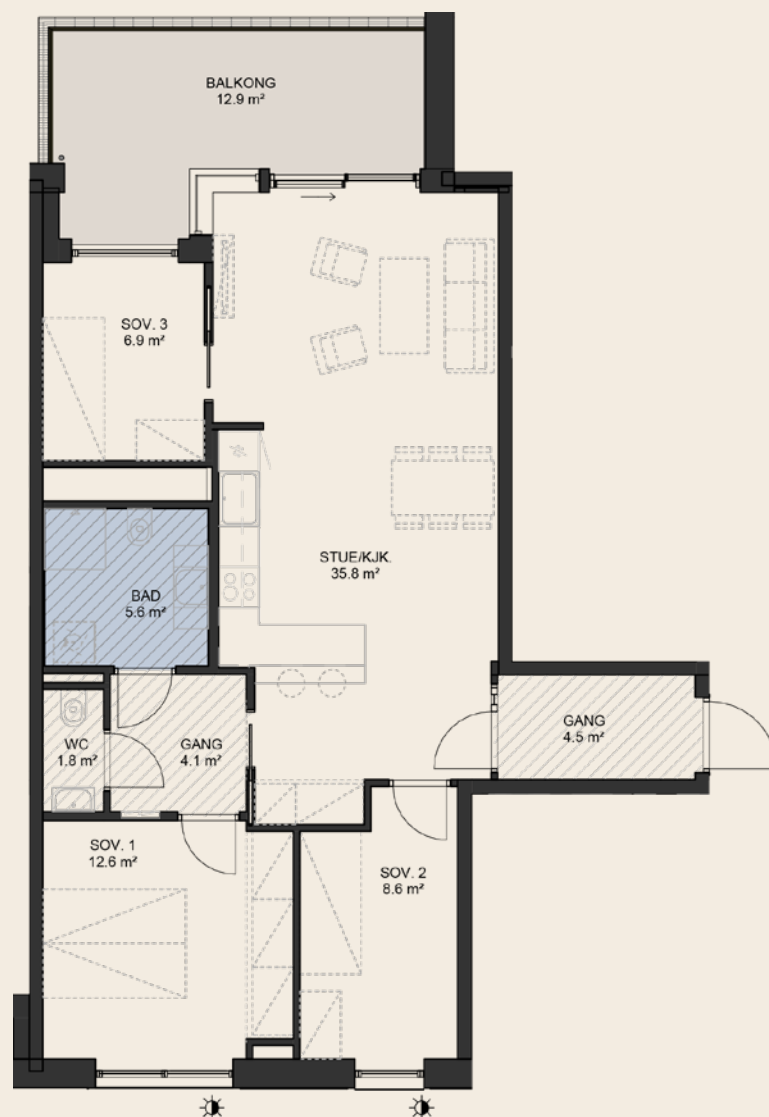
FASADE NORD

LEIL. NR.	A2 501, 601
ETG	6-7 fra gateplan/ 5-6 mot gårdsrom
BRA-i	85.5 m ²
BALKONG	12.9 m ²





4-roms

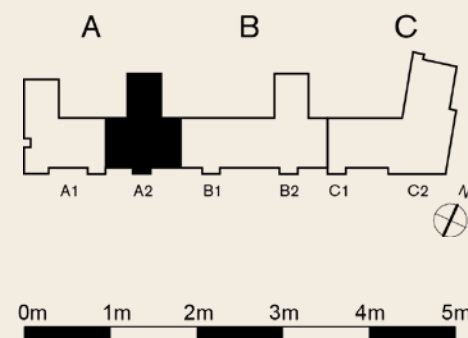


BYGG A - PLAN 2

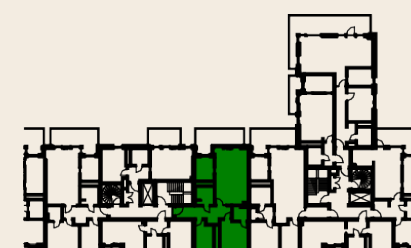
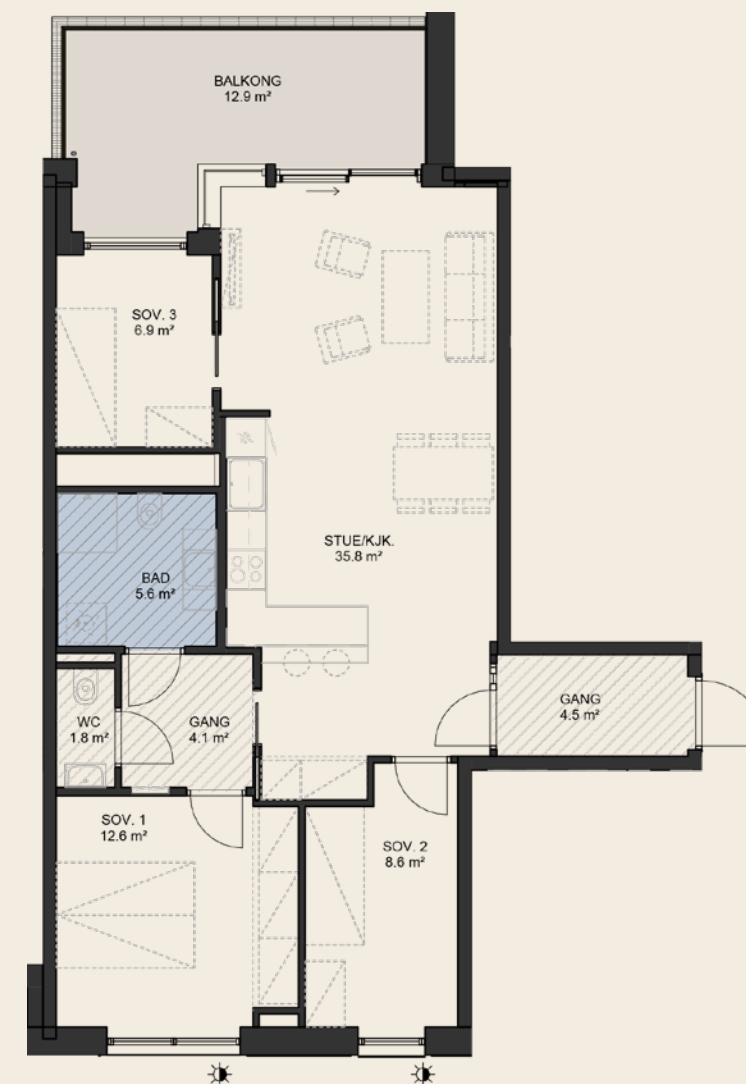


FASADE NORD

LEIL. NR.	A2 201, 301
ETG	3-4 fra gateplan/ 2-3 mot gårdsrom
BRA-i	85.5 m ²
BALKONG	12.9 m ²



4-roms

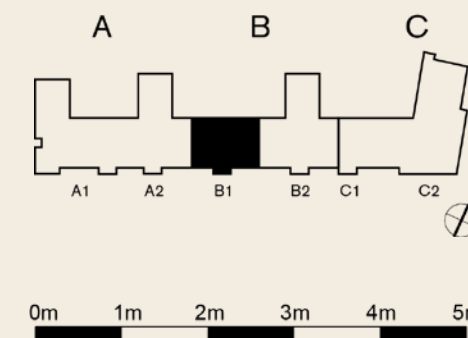


BYGG A - PLAN 5



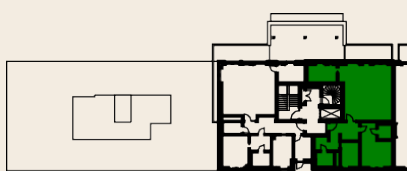
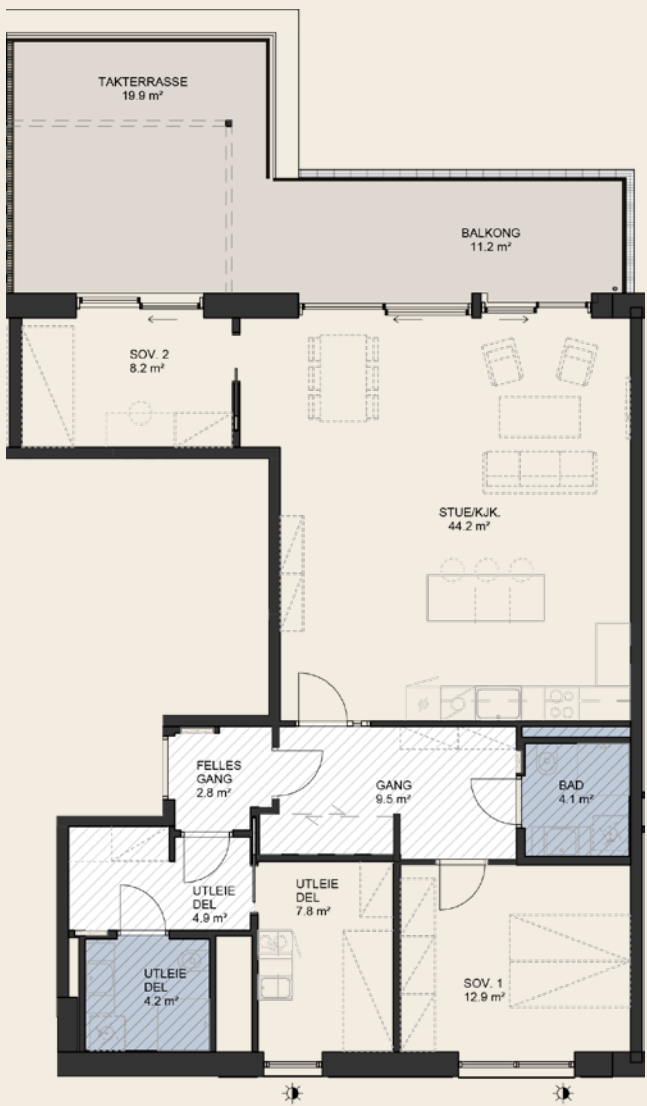
FASADE NORD

LEIL. NR.	B1 403, 503, 603
ETG	5-7 fra gateplan/ 4-6 mot gårdsrom
BRA-i	86 m ²
BALKONG	12.9 m ²





4-roms

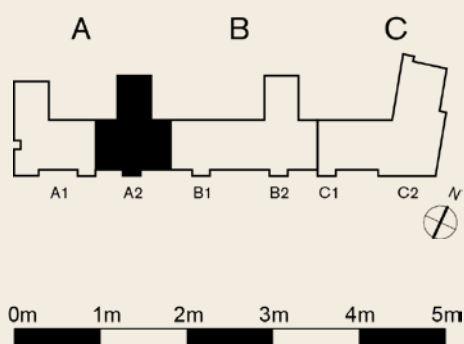


BYGG A - PLAN 7

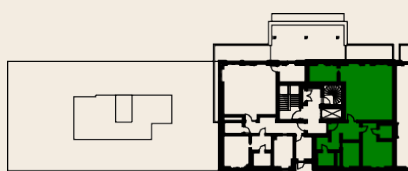
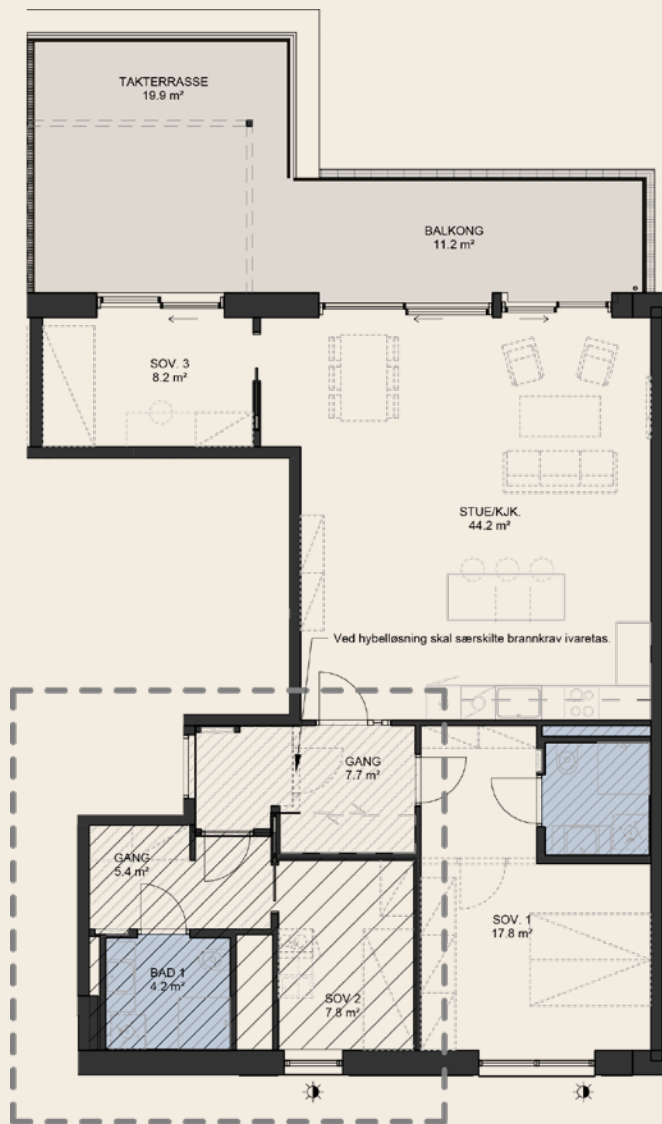


FASADE NORD

LEIL. NR.	A2 702 med utleiedel
ETG	8 fra gateplan/ 7 fra gårdsrom
BRA-i	105.5 m ²
BALKONG & TAKTERRASSE	11.2 + 19.9 m ²



4-roms

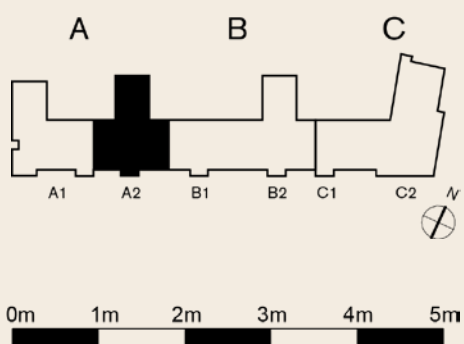


BYGG A - PLAN 7



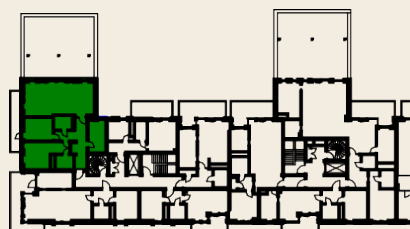
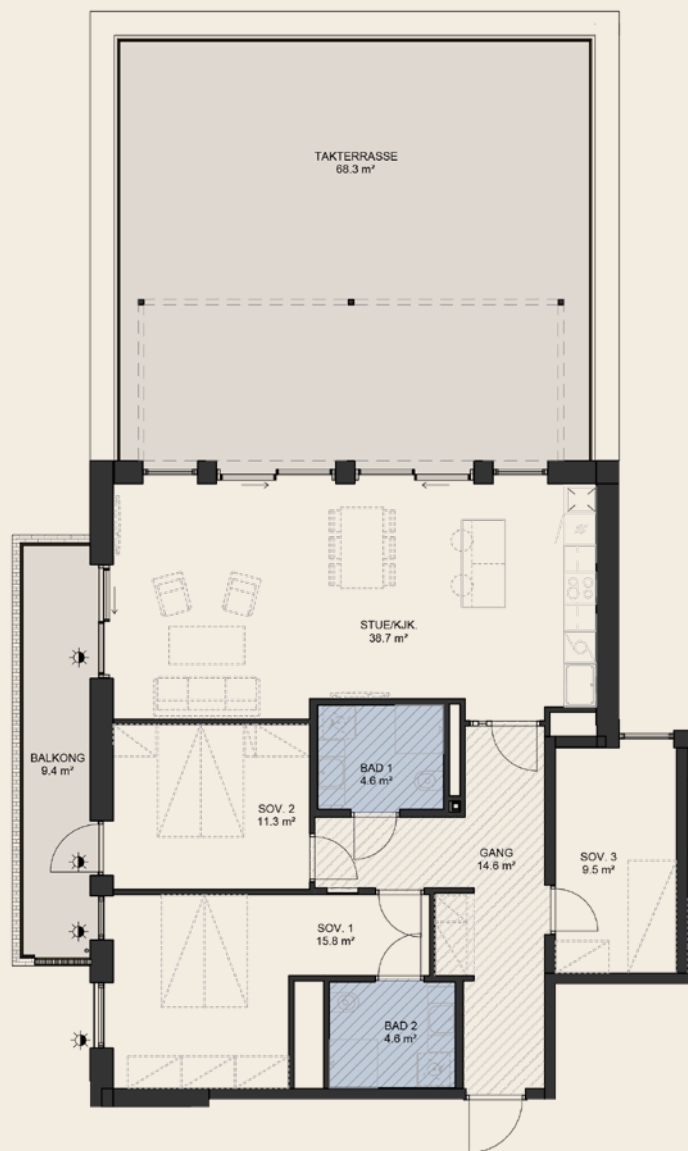
FASADE NORD

LEIL. NR.	A2 702
ETG	8 fra gateplan/ 7 fra gårdsrom
BRA-i	105.5 m ²
BALKONG & TAKTERRASSE	11.2 + 19.9 m ²





4-roms



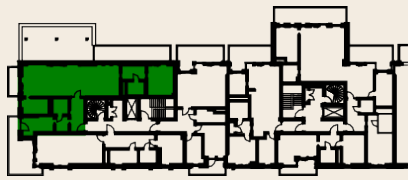
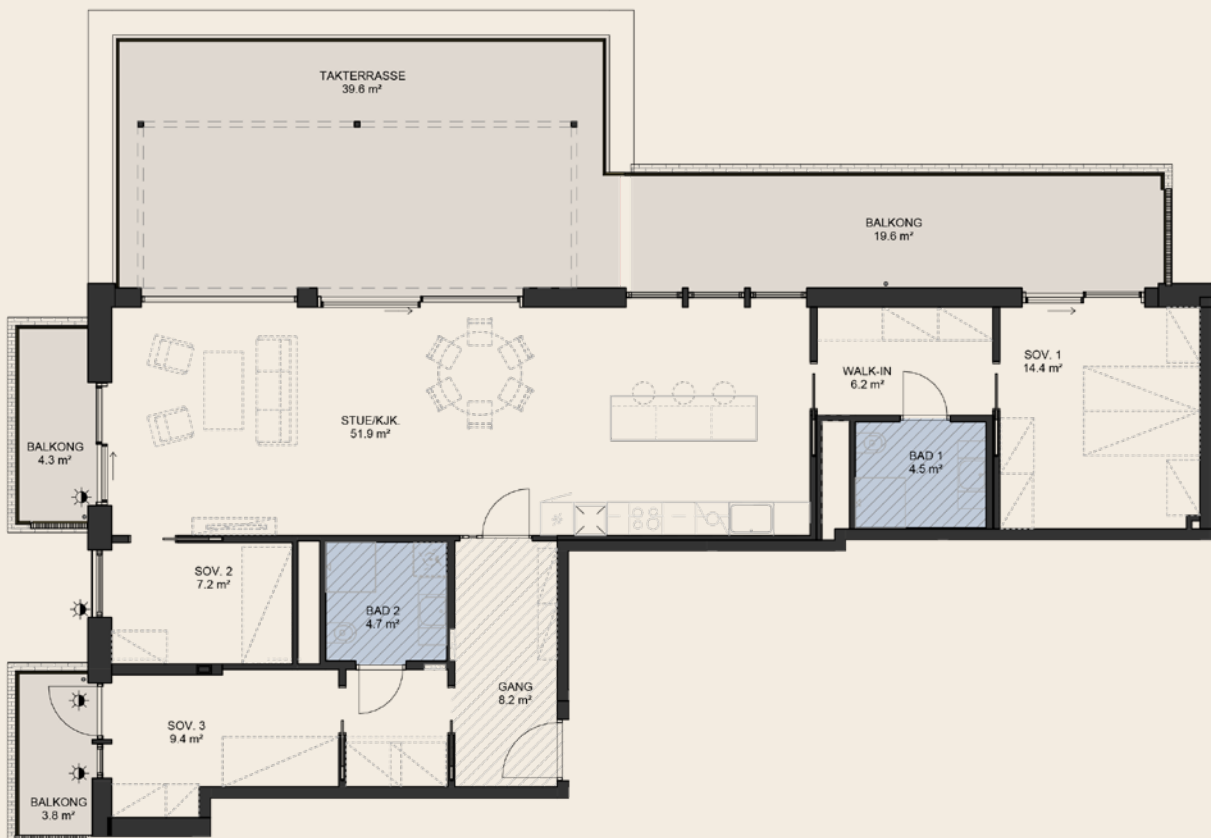
BYGG A - PLAN 4



FASADE NORD



4-roms

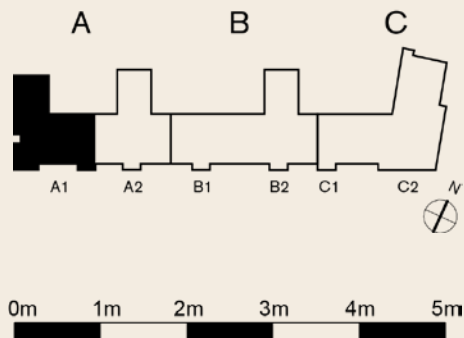


BYGG A - PLAN 5

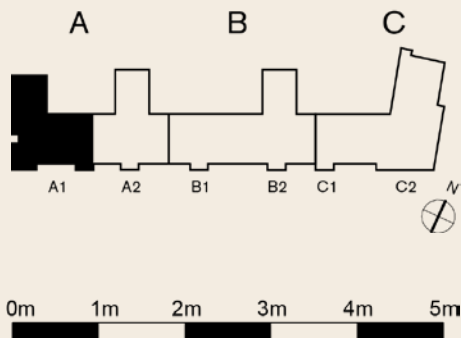


FASADE NORD

LEIL. NR.	A1 402
ETG	4 mot gårdsrom
BRA-i	106.5 m ²
BALKONG & TAKTERRASSE	9.4 + 68.3 m ²

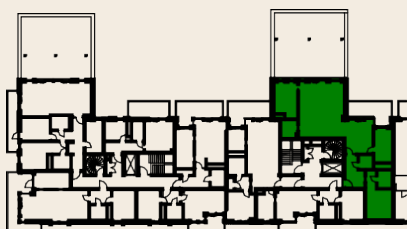


LEIL. NR.	A1 502
ETG	5 mot gårdsrom
BRA-i	119 m ²
BALKONGER & TAKTERRASSE	3.8 + 4.3 + 19.6 + 39.6 m ²





4-roms

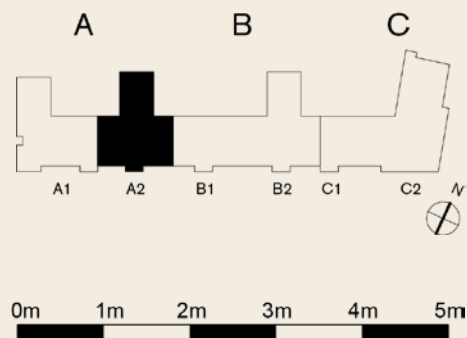


BYGG A - PLAN 4

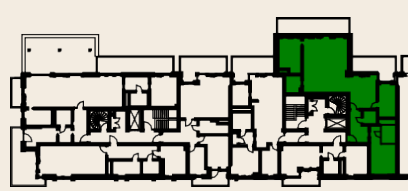
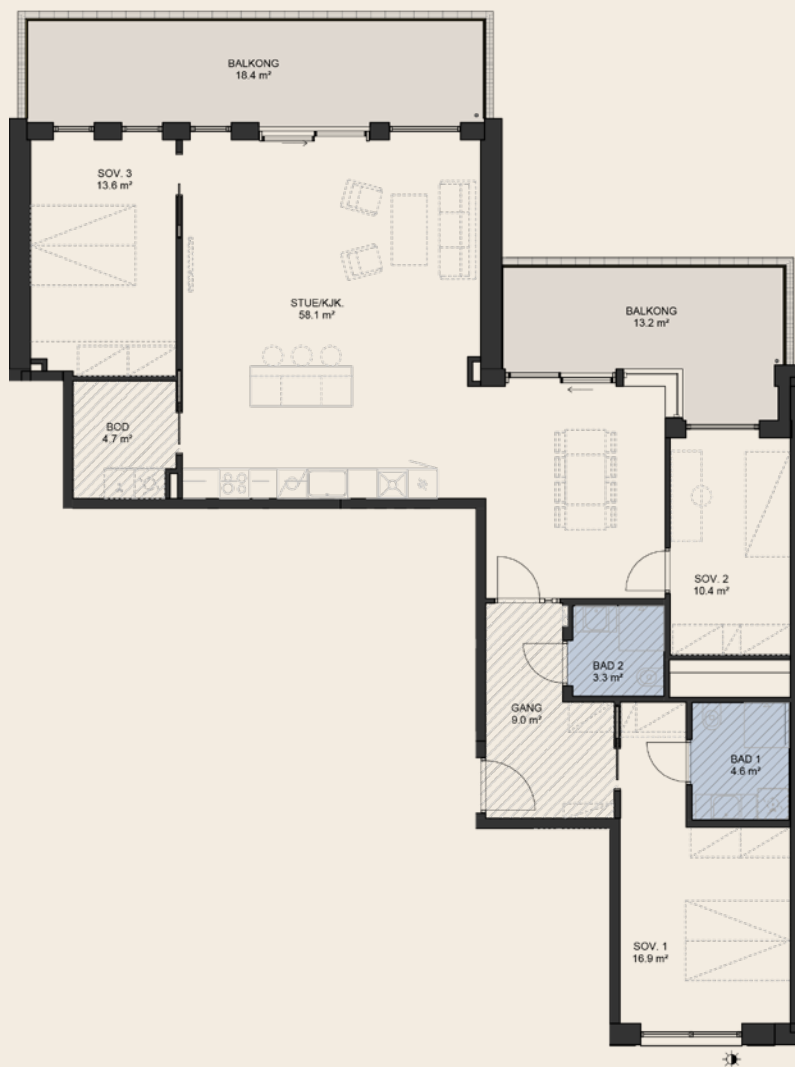


FASADE NORD

LEIL. NR.	A2 402
ETG	5 fra gateplan/ 4 fra gårdsrom
BRA-i	127.5 m ²
BALKONG & TAKTERRASSE	13.2 + 73.3 m ²



4-roms

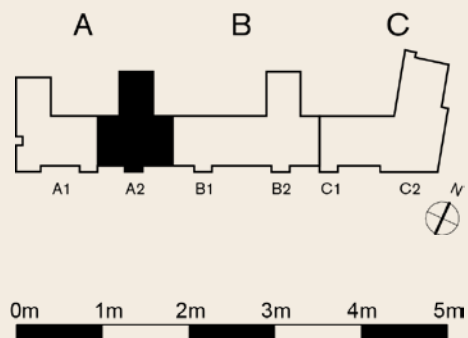


BYGG A - PLAN 5



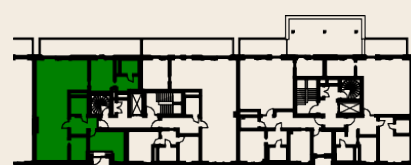
FASADE NORD

LEIL. NR.	A2 502, 602
ETG	6-7 fra gateplan/ 5-6 fra gårdsrom
BRA-i	127.5 m ²
BALKONGER	18.4 + 13.2 m ²





4-roms

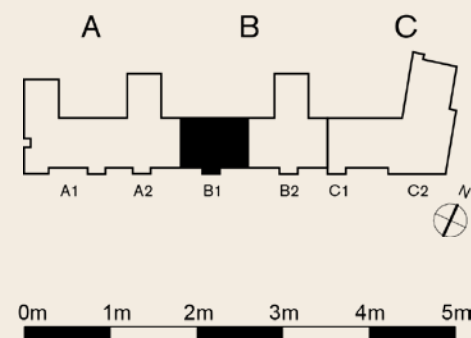


BYGG B - PLAN 7

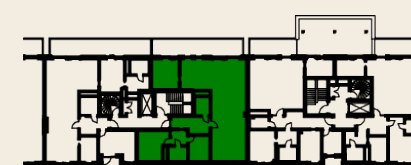
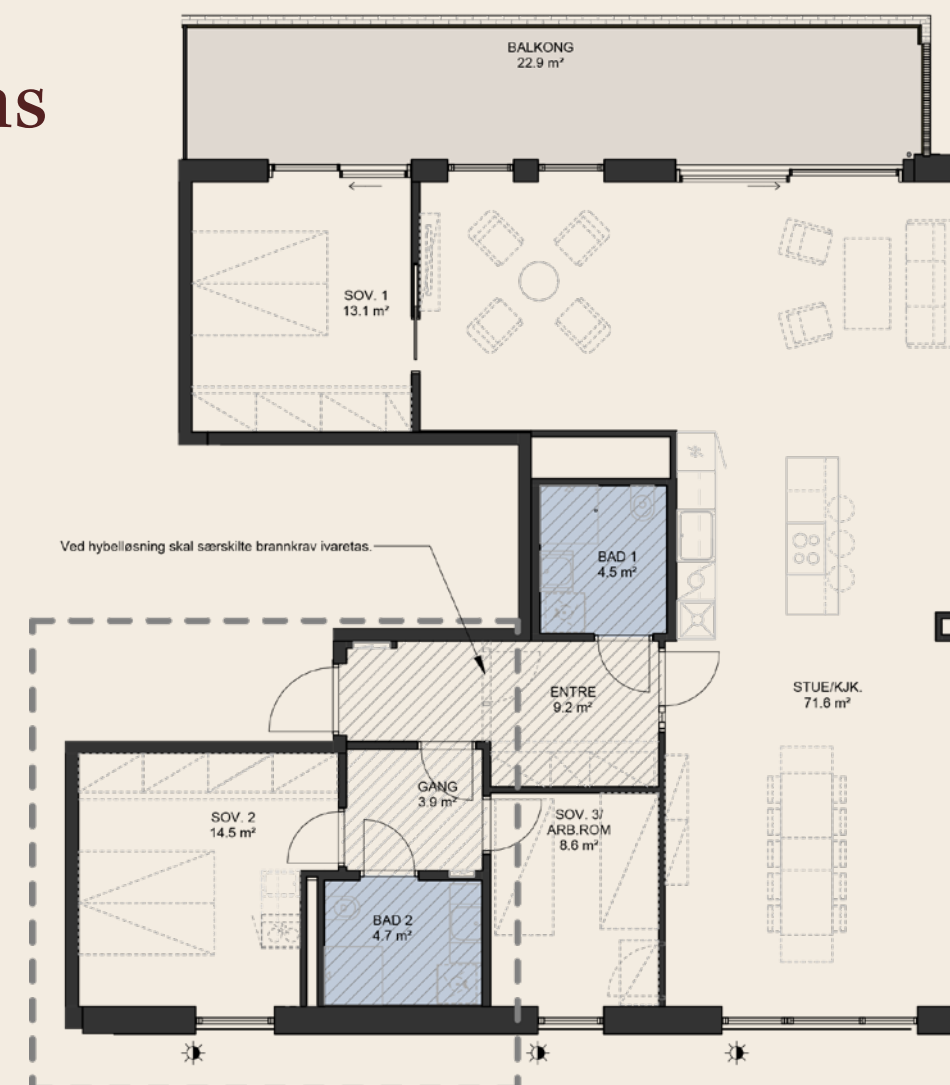


FASADE NORD

LEIL. NR.	B1 701, 801
ETG	8-9 fra gateplan/ 7-8 fra gårdsrom
BRA-i	129 m ²
BALKONGER	25.1 + 6.2 m ²



4-roms

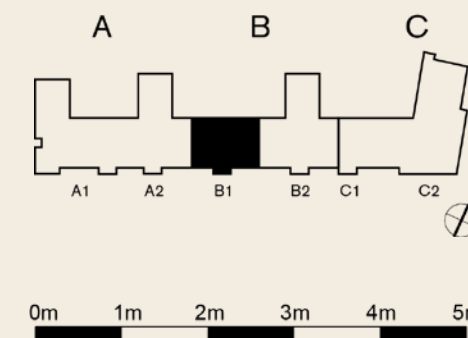


BYGG B - PLAN 7



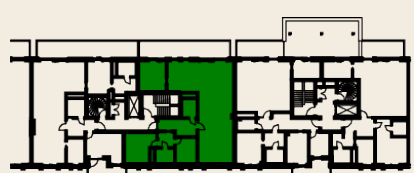
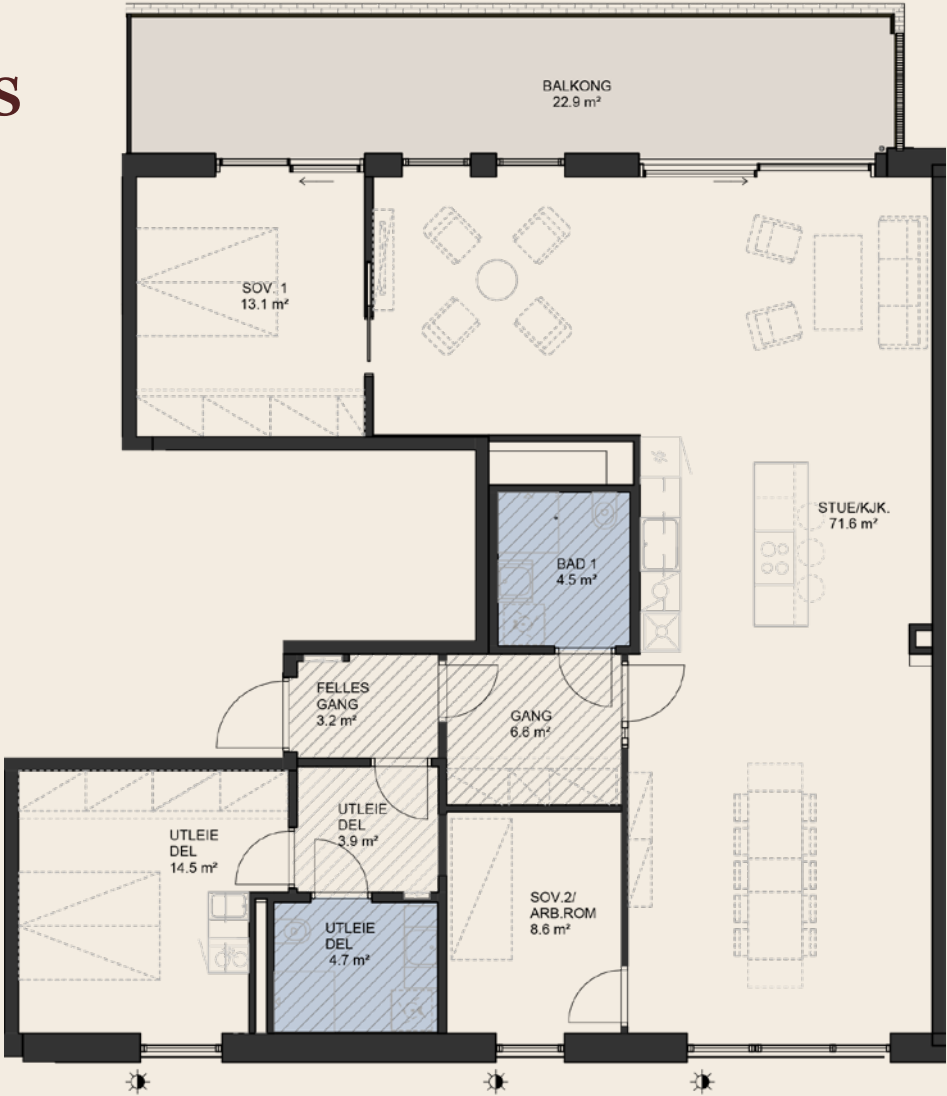
FASADE NORD

LEIL. NR.	B1 702
ETG	8 fra gateplan/ 7 fra gårdsrom
BRA-i	138 m ²
BALKONG	22.9 m ²





4-roms

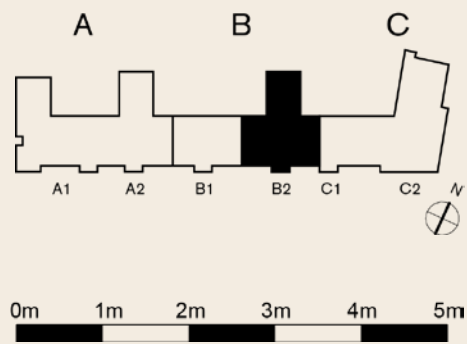


BYGG B - PLAN 7

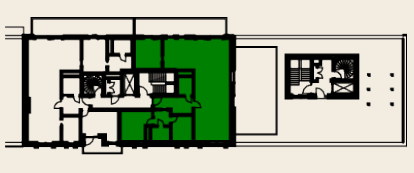
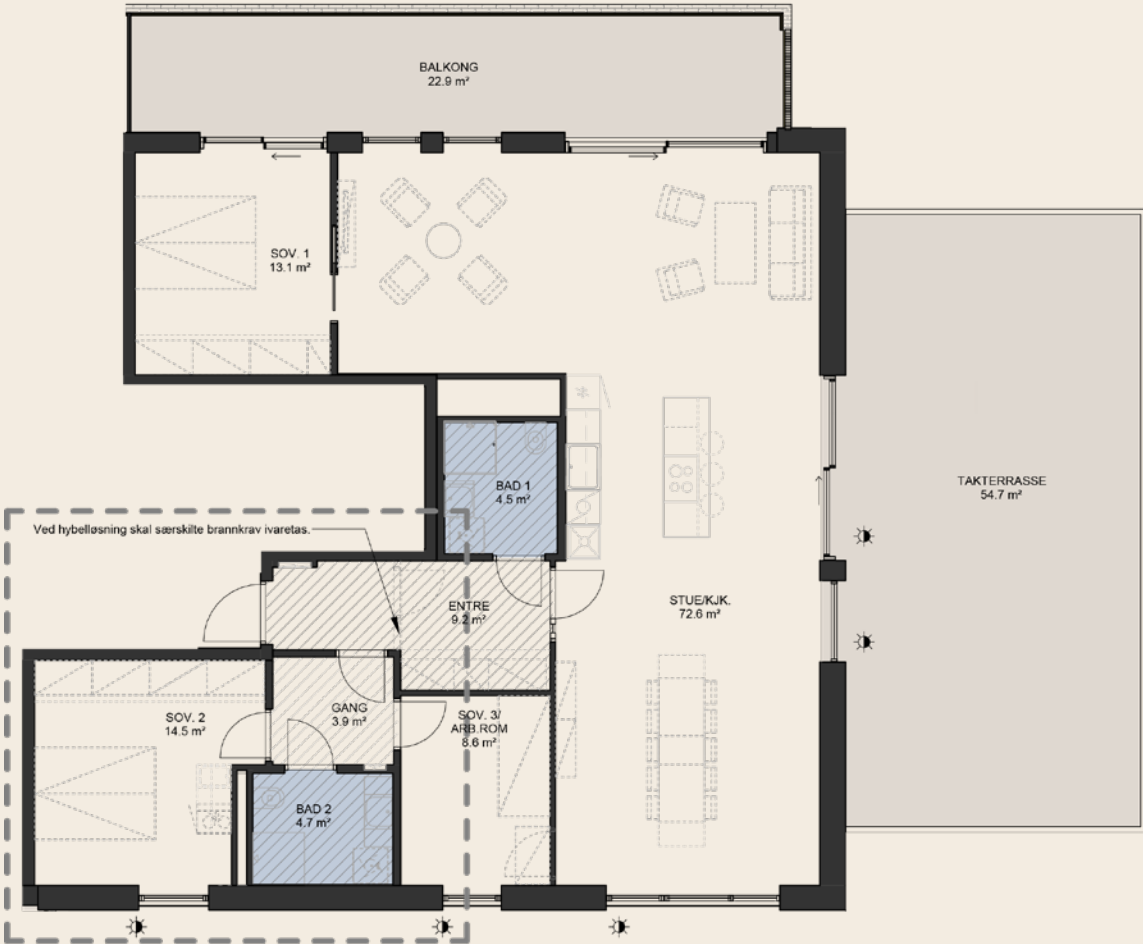


FASADE NORD

LEIL. NR.	B1 702 med utleiedel
ETG	8 fra gateplan/ 7 fra gårdsrom
BRA-i	138 m ²
BALKONG	22.9 m ²



4-roms

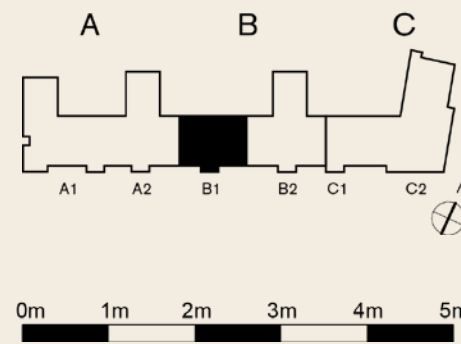


BYGG B - PLAN 8



FASADE NORD

LEIL. NR.	B1 802
ETG	9 fra gateplan/ 8 fra gårdsrom
BRA-i	139 m ²
BALKONG & TAKTERRASSE	22.9 + 54.7 m ²





4-roms

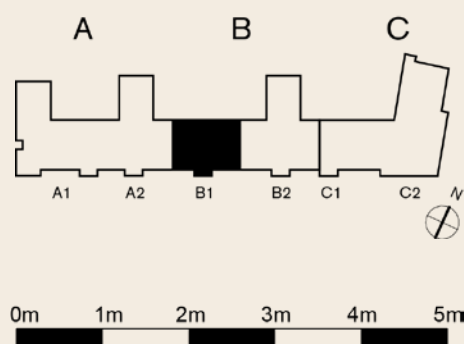


BYGG B - PLAN 8



FASADE NORD

LEIL. NR.	B1 802 med utleiedel
ETG	9 fra gateplan/ 8 fra gårdsrom
BRA-i	139 m ²
BALKONG & TAKTERRASSE	22.9 + 54.7 m ²

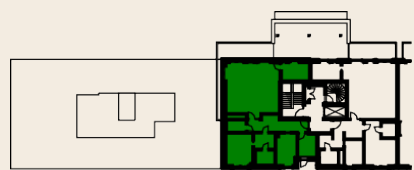
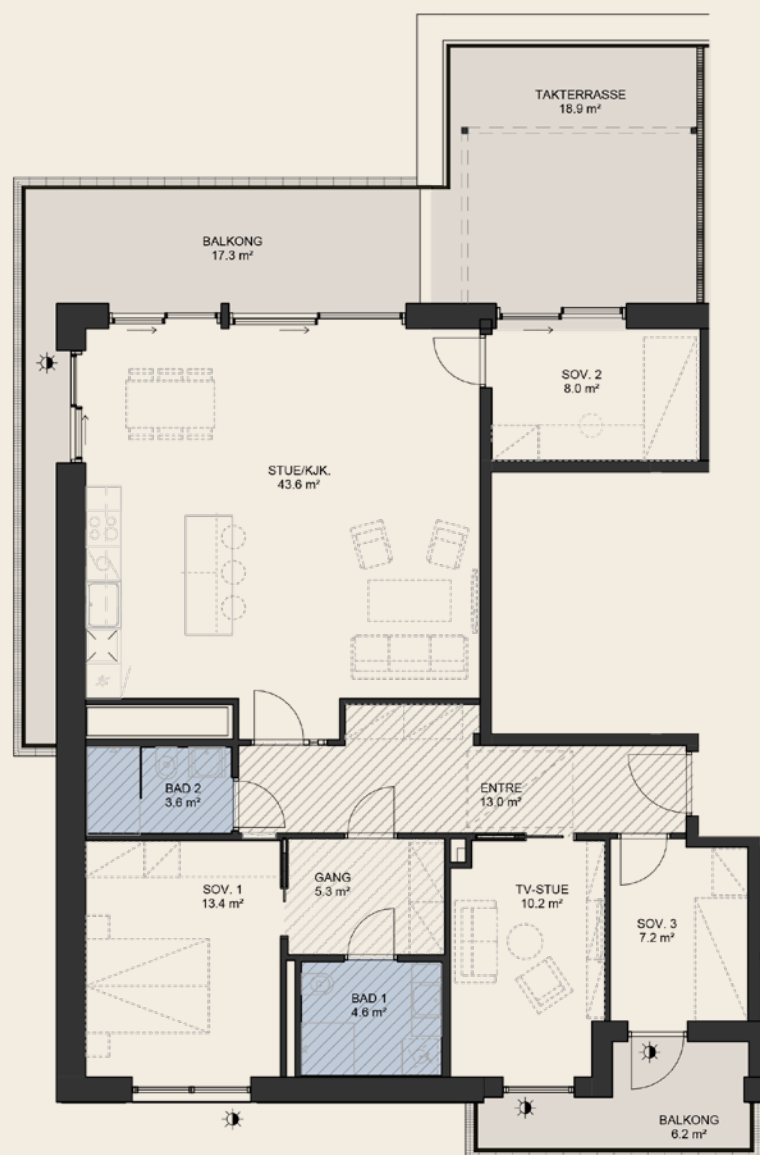




5-ROMS



5-roms



BYGG A - PLAN 7



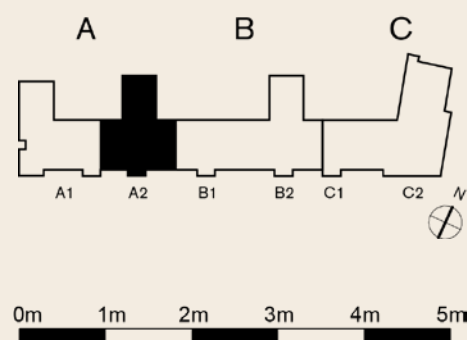
FASADE NORD

LEIL. NR. A2 701

ETG 8 fra gateplan/
7 fra gårdsrom

BRA-i 116 m²

BALKONGER & TAKTERRASSE 17.3 + 6.2 + 18.9 m²





UTBYGGER



KLP Eiendom er ansvarlig for prosjektet.
Bærekraft står sentralt hos oss og derfor vil
NORA bygges med solide kvalitetsmaterialer,
og med omtanke for både beboere og nærmiljø.
Arkitekturen skal lage rom for å trives og bidra til
at bydelen er levende og tilgjengelig.



MEGLER

Ikke nøl med å ta kontakt om du har noen spørsmål.
Vi ønsker å hjelpe deg med alt du måtte lure på.



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