

sea
view
cube

Sørlandsleia



Norway - A Destination with a Future

An Investment with Perspective.

In recent years, Norway has experienced remarkable growth in tourism. Breathtaking fjord landscapes, spectacular natural phenomena such as the Northern Lights, diverse winter activities, and unforgettable experiences on and by the water attract increasing numbers of visitors from around the world every year.

While Southern Europe is increasingly affected by heatwaves and wildfires, Norway offers pleasantly mild summer temperatures and pristine, untouched nature. Sustainability here is not just a promise - it is a way of life. Authentic culture, modern infrastructure, and world-class seafood make the country a highly sought-after destination for discerning travelers.

Thanks to improved flight and ferry connections, Norway is now easier to reach than ever before. The global trend toward sustainable, nature-oriented, and individual travel further strengthens this development. For nature and adventure enthusiasts, Norway has long been considered one of Europe’s most attractive travel destinations.

At the same time, the current economic situation presents attractive opportunities for international buyers: a comparatively weak Norwegian krone, stable political and legal conditions, and transparent purchasing processes create excellent conditions for acquiring a holiday property.

Now is the ideal time to secure your own piece of Norwegian mountain or coastal landscape - whether as a personal retreat, a stable long-term investment, or a combination of both.



Well Connected by Roads, Ferries, and Airports

There are many different ways to travel to Norway. For our customers from Germany, the Netherlands, Denmark, Switzerland, and neighboring countries, the combination of driving and car ferry travel is the most popular option. This allows you to bring everything you need for an extended stay in your holiday home. Below, we have outlined the most popular travel routes.

- 1: Sørlandsleia
- 2: Øysang
- 3: Gautefalltomter



Arrival by Car and/or Ferry

Drive through Denmark to Hirtshals and take a high-speed ferry to Larvik or Kristiansand. From there, it is only about 1 to 1.5 hours by car to our locations. Alternatively, take the Color Fantasy overnight cruise ferry from Kiel, Germany, to Oslo, and then continue by car for just under three hours to our location.

Arrival by Air

Flights from Amsterdam or Copenhagen to Kristiansand or Sandefjord Torp take approximately 1 to 1.5 hours. From both airports, Sørlandsleia can be reached within about 1 to 1.5 hours by car. Both airports

offer rental car services as well as long-term parking for customers who keep their own vehicle in Norway. Alternatively, train and bus connections are available from the airports. Another option is to fly to Oslo and continue by car or train. Oslo Airport is located approximately three hours by car from Sørlandsleia.

Holiday Homes in Norway - High Flexibility and Low Taxes

Norway has no ownership restrictions and very low taxes for foreign investors who wish to purchase and own land or holiday homes. This contrasts with countries such as Denmark, where foreigners may only purchase property under certain conditions. In Norway, you can use your property flexibly - whether for holidays, rental income, or as a long-term investment.

Overview of Relevant Taxes in Norway:

- _ In Norway, buyers pay a document fee of 2.5% of the land purchase price. This applies equally to Norwegian and foreign buyers.
- _ Norway levies a symbolic and very low property tax. For undeveloped land, it is generally between € 200 and € 300 per year. For a complete project (land with a holiday home), annual property tax is usually a maximum of € 1,000.
- _ When selling land or a holiday home at a profit, the proceeds are tax-free if the property has been personally used as a holiday home for 5 of the last 8 years. If this condition is not met, the portion classified as profit is taxed at 22%. However, expenses for modernization, maintenance, and sales costs can be deducted from the profit, which may significantly reduce the tax burden. Investors who purchase land as a passive investment through a limited company (AS) and later sell the company can potentially avoid this 22% tax entirely.

Through previous sales to international buyers, both Fjellstø Gruppen and our international real estate partners have extensive experience in this field. This enables us to offer international buyers a smooth and uncomplicated purchasing process while handling all necessary formalities on their behalf.



Strong Rental Market and Full-Service Providers

An increasing number of our customers cover part or even all of the costs of their holiday homes through rental income - and this also applies to international buyers. We have created our own rental guide in which we recommend companies that are well established in our regions and offer comprehensive services ranging from cleaning and maintenance to security services.

Buying Land as an Investment

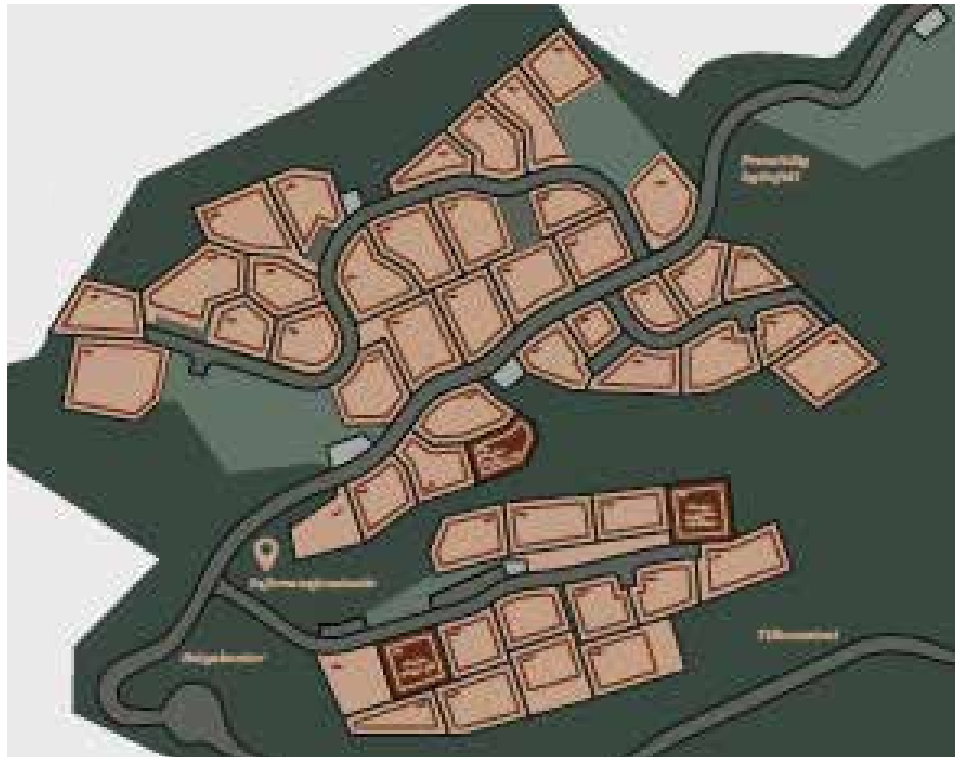
We have developed an attractive concept for investors who wish to secure one or more plots in our highly sought-after regions. The investment can either be made as a passive real estate investment in one or several plots, or through the construction of holiday homes for rental purposes.

We see particularly strong potential along the coast, where new plots are scarce and the likelihood of large new holiday home developments being approved is low.

Please contact us for more information about how you can make an exciting real estate investment in Norway. We would be pleased to create a tailor-made investment concept for you or your company.

Simen Gjelstad, CEO
+47.934 73 482, simen@fjellsto.no

Overview of Sørlandsleia
cabin area



Sørlandsleia

Located halfway between Lyngør and Tvedestrand, Sørlandsleia is a beautiful and sunny cabin area that begins where the waves meet the shore. Here, you can fully enjoy the stunning Sørland coastline.

- . Short walking distance to the sandy beach and boat ramp
- . Short boat trip to Lyngør, Europe's best-preserved coastal settlement
- . Easy road and water access to Gjeving, central Tvedestrand, Borøya, and surrounding areas
- . Neighboring the idyllic islands along the Lyngørfjord
- . Close to Kristiansand Zoo, a water park, hiking trails, a golf course, and a national park



Tvedestrand



Marina Berth at Åstø Harbor and Private Beach Area

Just below the cabin plots at Sørlandsleia, you will find a beautiful recreational area by the sea, with a large sandy beach, green lawn areas, natural rocks and easy access to Åstø Marina.

The beach is perfect for swimming, playing and relaxing summer days, while the lawn area of around 400 square metres offers plenty of space for sunbathing, picnics and relaxation. The natural rocks surrounding the area have been preserved, creating a genuine Southern Norway coastal atmosphere together with the sea and the surrounding landscape.

From the beach, a wide and solid boardwalk leads directly to Åstø Marina. Benches and tables have been placed along the path, making the area ideal not only for swimming and sunbathing, but also for a quiet walk, a coffee by the water or a relaxing break with views of the sea.

Everyone who buys a cabin plot at Sørlandsleia is guaranteed the right to rent a boat berth in Åstø Marina. Together with the beach area, this gives cabin owners an attractive and easily accessible gathering place by the sea, just a short walk from the plots.





What Makes Sørlandsleia Unique

Sørlandsleia in Tvedestrand offers an exceptional and rare opportunity to acquire coastal property in Norway. To the best of our knowledge, there are no comparable projects along the coastline, and the likelihood of new holiday home developments directly by the sea being approved in this region is very low.

This makes Sørlandsleia one of the last large-scale opportunities to secure a premium seafront property – a rare and exclusive chance to own part of Norway’s most beautiful and prestigious coastal landscapes.

What truly distinguishes this project is not only its exclusivity, but also the generous plot sizes and extraordinary views. Across Norway’s premium coastline, there are currently no comparable plots offering such breathtaking panoramic sea views combined with optimal sun exposure. The elevated position, ideal orientation, and untouched surroundings guarantee an unparalleled scenic experience for every property.

It is highly likely that no further large-scale holiday home developments of this quality and standard will be approved in Norway’s most attractive coastal regions. These market conditions have already influenced the coastal property market for several years, with prices steadily increasing. We expect this trend to continue as the availability of seafront land continues to decline. www.sorlandsleia.no



sea
view
cube
Sørlandsleia

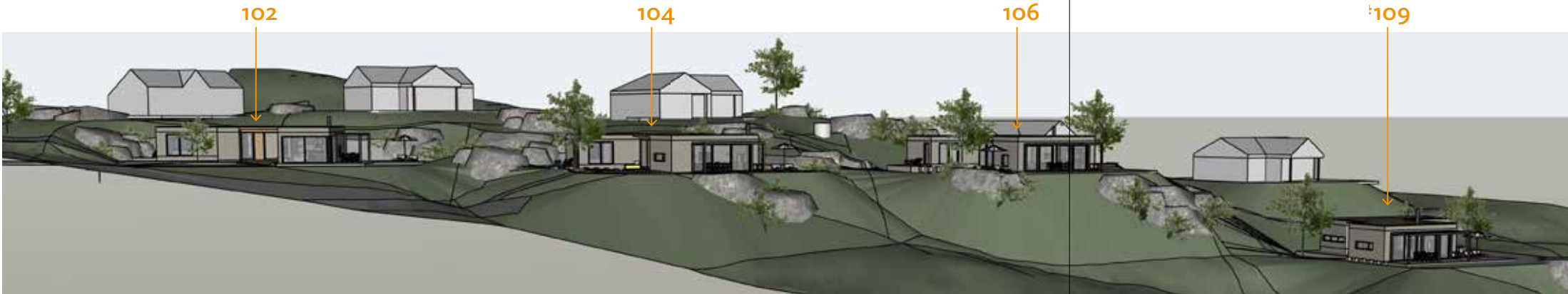
Designed by Anja Thede
#Denkschmiede

The front-row plots



This house type has been designed specifically for the front row of the cabin area, but can also be adapted to any other plot according to your wishes and the specific terrain conditions.

- Thanks to the modular concept:
- _ Individual adaptation to the landscape
 - _ Optimal positioning for the best possible views
 - _ Flexible entrance placement depending on the location





Overview of the front-row plots



Plot

102



Plot

104



104



104

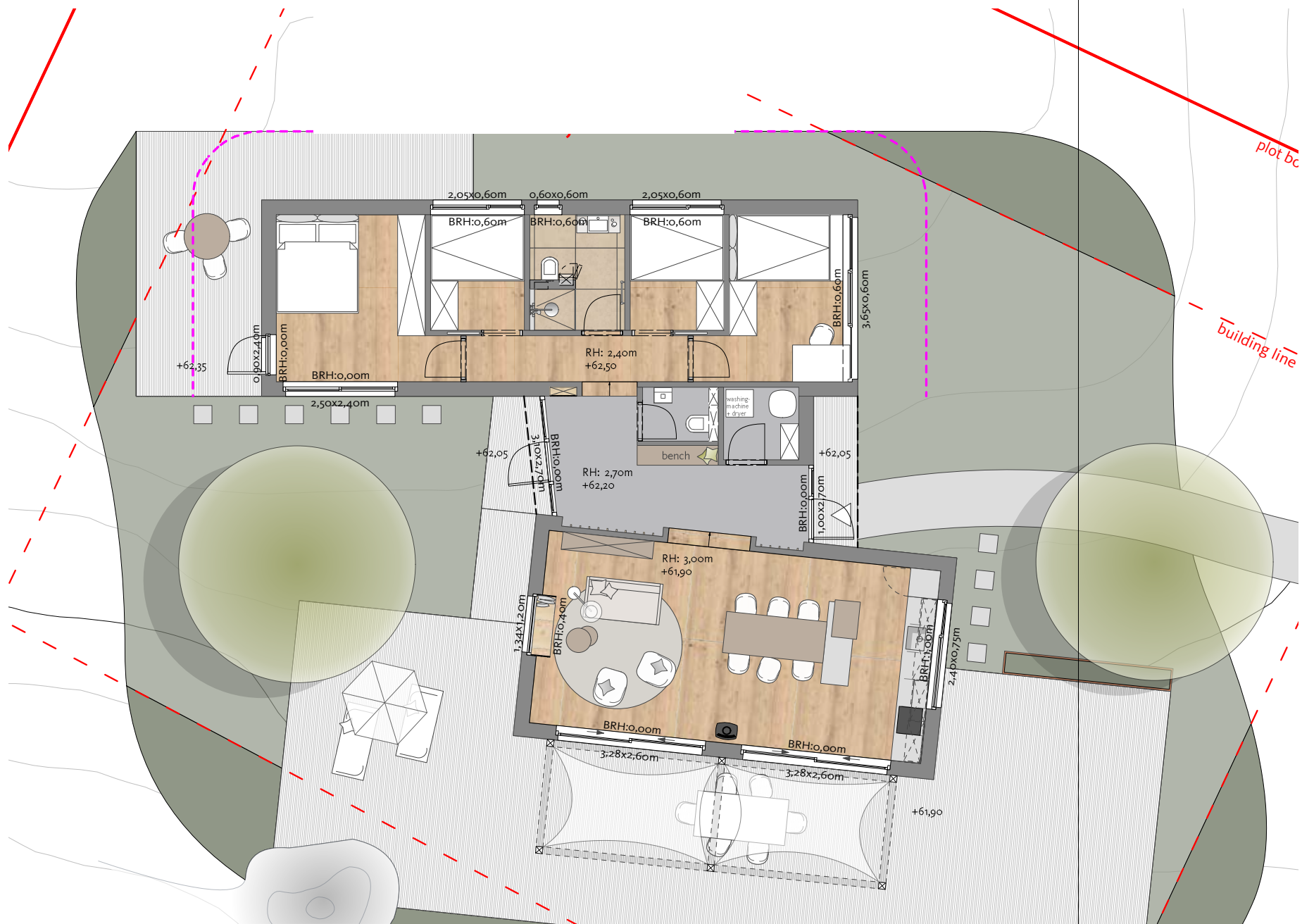


104



106

Plot



View from the property

106



View from
the window

106



106



109

Plot



109

Prices

Sea View Cube on Plot **102**
NOK 7,590,000 + document duty

Sea View Cube on Plot **104**
NOK 8,290,000 + document duty

Sea View Cube on Plot **106**
NOK 8,990,000 + document duty

Sea View Cube on Plot **109**
NOK 8,290,000 + document duty

Pricing Information

The prices shown in this brochure are fixed prices and include the following services: plot of land, site preparation, cast concrete floor slab, turnkey holiday home in accordance with the specifications, terraces, planning and building application procedures, connection charges and building application fees, administration services and insurance cover until handover.

In addition to the stated purchase price, the only further cost is the statutory document fee, which is payable to the Norwegian government. Depending on the plot selected, this amounts to between NOK 50,000 and NOK 87,500.

For further information on the holiday homes, please contact us. We will then send you the full terms and conditions: **Simen Gjellstad, CEO**
+47.934 73 482, simen@fjellsto.no





FJELLSTØ GROUP AS
Plassen 30, 3919 Porsgrunn

Contact
Simen Gjelstad,
simen@fjellsto.no
+47 934 73 482
www.sorlandsleia.no