



PROPERTY PROSPECTING NOTICE (PPN)

– *Residence for the EU Ambassador* –

This notice is intended to inform property market participants as well as any other interested economic operators about the property needs of the Delegation of the European Union to Norway (the ‘Delegation’) in Oslo, and to collect information on properties within a defined perimeter.

The Delegation is seeking a property in Oslo to serve as the **official Residence for the EU Ambassador**. The preferred main characteristics of the property are specified below:

- **Locations:**
 - Sentrum (for example Vika)
 - Frogner (for example Bygdøy Allé, Gimle, Bygdøy, Majorstuen)
 - Ullern (for example Bestum, Skøyen)
 - Vestre Aker (for example Vinderen, Slemdal, Holmenkollen)
- **Accessibility and public transport:** The property should either be within a short walking distance of the Delegation’s offices in Vika or have easy access to public transport offering a short, direct connection to Nationaltheatret station, preferably by metro, tram, bus or train without transfers.
- **Size:** interior usable surface¹ of max. 600m² (excluding exterior surfaces such as balconies and terraces, underground areas without natural light, technical rooms, guard houses, and garages).
- **Providing areas for:**
 - Representational activities: accommodating a minimum of 14 guests (preferably 30) for seated dinner events and 50 guests for standing receptions.
 - Private use: minimum 4 bedrooms (preferably 5), ideally with separate access, family room, and either a separate kitchenette or discreet access to kitchen during events.
- **Availability:** Ready for occupation **by 1 September 2027 at the latest**.

We accept candidatures for **lease and/or purchase**. In the case of a lease, the contract should be for a **minimum period of 8 years, renewable twice for the same period**.

To help the Delegation assess and compare the proposed properties, interested parties are kindly encouraged to complete the attached Property Information Form (Excel). The form, together with the property address, floorplans and photographs, should be sent to: DELEGATION-NORWAY-PROCUREMENT@eeas.europa.eu.

Deadline for submission of candidatures: **15 October 2026 at 17:00 local time in Oslo, Norway**.

Based on the information provided, the Delegation will visit the ones complying with the characteristics specified above.

If, on the basis of the information collected, the Delegation considers that all or part of the properties offered can effectively meet its needs, it will invite candidates who best meet the European Union’s representation and security standards for EU Residences to submit a tender and will launch a negotiated procedure in accordance with Article 167(1)(d) of Regulation (EU, Euratom) 2024/2509 of the European Parliament and of the Council of 23 September 2024 on the financial rules applicable to the general budget of the Union (the ‘Financial Regulation’) and Point 11(1)(g) of Annex I to the Financial Regulation.

This publication does not constitute, nor should it be construed as, a commitment on the part of the Delegation or the EU in its procurement procedures.

¹ Measured along the inner line of external walls of the house or apartment, excluding structural elements (walls above 15 cm, columns above 0.5 m²). Internal staircases counted only once.