

SJØPARKEN MAGT SINET



Sylvia's homecoming:
Back in her childhood paradise

The Architect's Vision:
How Sjøparken came to life

Nerdrum Museum:
Expanding the Experience

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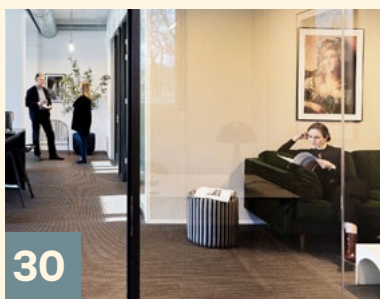
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A Coastal Village in the Making

At the heart of Sjøparken, on the historic grounds of Agnes just outside Stavern, we have been privileged to create something truly unique: a new district where nature, culture, architecture, history, and modern life meet.

Our vision from the very beginning has been to develop a neighbourhood with a soul — a place where exceptional homes, a sense of community, and shared experiences go hand in hand. With the rich industrial heritage of Agnes as our backdrop, we had the perfect foundation for success. The fact that Agnesspassasjen was named «Apartment Project of the Year» in 2025 by the Norwegian Home Builders' Association fills us with immense pride. It is a testament to the hard work and deep gratitude we feel for everyone who helped turn this vision into reality. This is a project that simply could not have existed without true collaboration.

Our architects have designed unique homes that invite life in, featuring thoughtful layouts, an abundance of natural light, airy rooms, and outdoor spaces that seamlessly connect each residence to both nature and the local surroundings. Great emphasis has been placed on details that promote well-being—from sun-drenched balconies and lush green commons to inviting spaces for experiences within the residential environment.

Our contractors have ensured quality in every detail and made sure that we also look to the future. Sjøparken has been an important arena for local craftsmanship, providing a training ground



Cecilie Sanden
Marketing Manager
Sjøparken

for several apprentices who have gained valuable experience here.

Sjøparken is also fast becoming a cultural landmark, thanks to dedicated partners who bring the area to life through art and activity. The expansion of the Nerdrum Museum is a clear sign of this growth, drawing even more visitors to our corner of the world. We remain committed to honouring the past; the old administration building now pulses with new energy as a business hub, and the historic workers' cottages have been carefully restored to house local artists.

Whether you're enjoying a morning coffee overlooking the water, exploring the canals by kayak, or working with the sea as your closest neighbour, Sjøparken offers a quality of life that is hard to find elsewhere.

From Industry to Coastal Living

Agnes, just outside Stavern, was long a closed-off area and a hidden gem. With its unique seaside setting, rich history and exciting development, it has now become a sought-after place to live.

Sjøparken has grown into a spirited, village-like community at Agnes. Canals, small islands, beautiful natural surroundings and a rich history make it a place where past and present meet.

Trade routes and match factories

Although construction of Sjøparken began only ten years ago, the history of the area stretches much further back in time. Toward the end of the Bronze Age, more than 2,000 years ago, Brunlanes and Agnes were important hubs for trade and cultural exchange. Archaeological treasures, including Roman glass beads, reveal that Agnes has been a gateway to the world since the Bronze Age.

In the 1500s, demand for Norwegian timber grew across Europe. Agnes became one of the places where Dutch merchants collected timber in exchange for other goods, forming part of the important trade connection between Norway and the Netherlands.

Yet it was the match industry that truly put Agnes on the map. Agnes Fabrikker was established in 1877 and became known for producing matches and fibreboard. At its peak, the factory produced more than 30 million matches each year. Match production ended in 1884, while fibreboard manufacturing continued until 2000.

The great transformation

Since then, the area has changed dramatically. Today, Sjøparken is a modern district where people live, work, exercise and enjoy their free time. The development is designed with a clear focus on well-being, and the architecture draws inspiration from Portofino in Italy.

There's a distinct Mediterranean feel to Sjøparken. With its warm colour palette, the gentle hum of boats in the harbour, and the sound of neighbours greeting each other from their balconies, you could easily be in a village on the Italian coast. Every detail is designed to foster a sense of community, with shared green spaces and a layout that encourages an active, outdoor lifestyle.

The developers worked with MER Arkitektur to create a colour palette that harmonises with the surroundings, while the buildings are designed to blend naturally into the landscape. A key part of the project has been restoring the old bay, allowing four residential islands surrounded by canals – a unique way of living in Norway.

Several of the original factory buildings still remain. Behind their authentic brick walls you will now find places such as Nerdrum Museum and Havfuglen Café, helping create a lively neighbourhood.

A unique village atmosphere

Despite its spectacular homes and architecture, Sjøparken is far more than a housing project. The vision of creating a vibrant neighbourhood for all generations has clearly succeeded. Different housing types and sizes create a diverse community, while proximity to the water offers wonderful nature experiences all year round. Here you can paddle through the canals, take an evening swim in the fjord or walk along the coastal trail.

Sjøparken also offers a rich cultural life. The district is home to several artists under the umbrella Sjøparken Kunst. In 2023 Nerdrum Museum opened at Agnes Torg, quickly becoming a major attraction with more than 17,000 visitors in its first season. A vibrant café culture, fitness centers, and a bouldering club have all become integral parts of the community.

With forest and beaches close by, the area offers great opportunities for outdoor life throughout the year – and a touch of holiday every day.



THEN: Agnes from above – long before anyone imagined a vibrant new neighbourhood here.
Photo: Friends of Old Staværn

SJØPARKEN STAVÆRN: Agnes has been transformed into a remarkable waterfront district of canals, harbours and distinctive homes. Photo: Arve Kern.





Everything within reach

At Sjøparken, you get the best of both worlds: peaceful surroundings and close proximity to towns, activities and excellent transport links. Whether you want to explore nearby towns, enjoy nature and culture, or easily travel onwards by train, ferry or plane, with most destinations reachable in under thirty minutes.

Public transport

TRAIN

Larvik station is located in the town centre and serves the Vestfold Line. From here, you can travel to Oslo and beyond.

Larvik → Oslo (Oslo S)

Approx. 1 hour 40 minutes

Larvik → Porsgrunn

Approx. 15 minutes

Larvik → Skien

Direct trains, approx. 20 minutes

Larvik → Sandefjord

Under 15 minutes

Larvik → Tønsberg

Approx. 35 minutes

Larvik → Drammen

Approx. 1 hour 15 minutes

1. Stavern

Just minutes from Sjøparken, Stavern is a small harbour town with charming streets, restaurants and inviting outdoor spaces. You'll also find shops, a pharmacy and a wide range of activities.

2. Larvik

Larvik is the nearest town, offering a wide range of shops, shopping centres, restaurants and services. You'll find great train connections to Oslo, healthcare services and a rich cultural scene including cinemas and concerts. From Larvik, you can also travel to Hirtshals in Denmark by Color Line SuperSpeed (approx. 3 hours 45 minutes).

3. Nevlunghavn

Nevlunghavn is one of Vestfold's best-preserved fishing villages. Known for its white houses, narrow streets and maritime atmosphere, it offers cosy dining spots, small shops and beautiful coastal experiences.

4. Helgeroa

Helgeroa is a peaceful coastal area with a marina, local shops and places to dine. It's a popular destination for outdoor life, with easy access to the sea, smooth coastal rocks and stunning shoreline nature.

5. Sandefjord

Around 30 minutes from Sjøparken, Sandefjord is a vibrant town with shopping, restaurants and cultural experiences. Sandefjord Airport Torp offers domestic and international flights. You can also take the Color Line ferry to Strömstad in Sweden (approx. 2.5 hours).

6. Tønsberg

About 30 minutes away, Tønsberg is a lively town with a rich history, waterfront promenade and a wide range of activities. Enjoy everything from restaurants and cafés to attractions like Færder National Park and Verdens Ende.

7. Porsgrunn

Porsgrunn is about 30 minutes from Sjøparken and offers a vibrant town centre. Along the river you'll find restaurants, cafés and meeting places. The town also has a good selection of shops, shopping centres and cultural venues.

8. Skien

Skien, birthplace of Henrik Ibsen, offers a rich cultural life with theatres, concerts and events throughout the year. The town centre features shops, cafés and restaurants, as well as museums and cultural attractions for all ages.

AIRPORTS

Larvik → Sandefjord Airport (Torp)

Regional trains from Larvik to Torp station + shuttle bus.
Travel time approx. 30–40 minutes.

Larvik → Oslo lufthavn (Gardermoen)

Train via Oslo. Transfer required.
Approx. 2.5 hours total.

BUS

Nearest bus stop is approx. 200 metres from Sjøparken.

FERRY

Larvik → Hirtshals (SuperSpeed)

Color Line SuperSpeed-ferry to Denmark.
Approx. 3 hours 45 minutes.

Sandefjord → Strömstad (Color Line)

Ferry to Sweden. Approx. 2 hours 30 minutes.



Stavern

Just a few minutes' walk from Sjøparken, you'll find the charming coastal town of Stavern. With its historic houses, cosy streets and lively harbour, it has long been a favourite destination for visitors from near and far. Here, everything is in place for the good life — a perfect blend of culture, nature and a relaxed summer atmosphere.

Start your day with a coffee in the sun, overlooking the archipelago. Watch the world go by as you stroll along the waterfront with an ice cream in hand, take a refreshing dip from the smooth coastal rocks, and round off the day with great food and long summer evenings at one of the town's welcoming restaurants.



Photo: Hilde Krogh-Lorentzen



Stavern is a bustling, characterful small town — with galleries, independent shops, ice cream parlours and a bustling quayside. Floating saunas and outdoor dining bring the waterfront to life. During summer, the town fills with concerts, exhibitions and festivals, creating a lively energy. At the same time, the area carries a rich history. Fredriksvern was once one of Norway's most important naval bases, and today the area thrives as a cultural hub, where museums, galleries and venues give new life to the historic buildings.

It also serves as a gateway to some of the most beautiful nature experiences along the Vestfold coast. Follow the coastal path, explore smooth rocky shores, or head out towards Svenner lighthouse. On warm summer days, it's an experience in itself — open sea, fresh air and abundant birdlife surrounding the iconic landmark.



All photos: Arve Kern



Helgeroa & Nevlunghavn

Follow the coastline west from Stavern and the landscape opens up — the pace of life slows, and nature takes the lead. In Helgeroa, you'll find both open sea and sheltered coves. It's a place for long, lingering summer days by the water, evenings on smooth coastal rocks, and sunsets that dissolve into the horizon.

Nearby lies Mølen, one of Norway's most distinctive landscapes. Its wide, stone-covered shoreline has been shaped by ice and sea over thousands of years, creating an almost meditative atmosphere. Here you can walk along the coast, feel the wind from the open sea, and experience nature up close.

Further west is Nevlunghavn — a small coastal gem. Narrow streets wind between white wooden houses, leading down to a lively harbour. Stop for a coffee and something good to eat at the local bakery, or enjoy fresh prawns by the quay. The laid-back atmosphere is perfect for unwinding.

Larvik

In Larvik, you get the best of both worlds: a lively town combined with close proximity to nature and the sea. Here, you can easily move between peaceful coastal experiences and a more urban rhythm. The town centre offers cosy cafés, independent shops and inviting spaces — perfect for a relaxed stroll or an afternoon with friends. Enjoy a good lunch in the centre, or a memorable dinner at one of Larvik's acclaimed restaurants. The town also has a rich cultural life, with cinemas, concerts, theatre performances and exhibitions.

Nature is never far away. From the centre, it's just a short walk to Bøkeskogen, with its tall beech trees and soft, filtered light — and views over both town and fjord.

With both urban experiences, nature and historical highlights close at hand, you can easily fill your days with everything from activity and culture to quiet moments and relaxation.

Larvik Golf Club offers an 18-hole course set in beautiful surroundings, with green fairways and views towards the coastline. The varied terrain, with water hazards and strategically placed bunkers,



provides a rewarding challenge for players of all levels, while the sea breeze and birdlife create a unique atmosphere. After your round, you can unwind at Farris Bad, a modern spa hotel by the sea — perfect for rest and recovery.

For those interested in culture and history, *Herregården* offers fascinating insight into Larvik's past. Along the coastline, you'll find historical landmarks, peaceful bathing spots, scenic walking routes and charming places to stop along the way.



Name:
Sylvia Frølich
Living with:
Alone
Home type:
Apartment

THRIVING HERE: Sylvia is delighted to have moved «home» after many years away from Stavern. Her sister has also bought an apartment nearby, just a short walk away.

Sylvia's Return to her Childhood Paradise

Sylvia Frølich grew up in the factory area at Agnes. Today, she lives in the award-winning Sjøparken — with the same view she had from her childhood home.

The sound of the Larvik Fjord breaking against the shore is one that has echoed through generations. But at Agnes, just outside Stavern, the surroundings have changed dramatically. What was once an industrial site has become a unique residential district, with canals, jetties and colourful façades. For artist Sylvia Frølich, Sjøparken offers the best of both worlds.

– It feels good to have come home. I grew up in one of the administration residences at Agnes Fabrikker and had a wonderful childhood here. I moved back in 2022, after many years in Oslo, she says.

From the corner of the sofa in her beautiful living room, she looks straight out towards Svenner

lighthouse — a view she has cherished since she was a young girl. On warm days, she can slide the large windows aside and let in the fresh sea air. The corner apartment in the pale yellow building has become Sylvia's new home.

A Unique Home by the Sea

A spacious apartment, filled with art. A piece by fellow student Odd Nerdrum hangs above the sofa. Sylvia has painted several works herself and creates sculptures displayed in the living room. She has spent her life immersed in art. From her studio at home in Sjøparken, She continues to work — painting, drawing and create — just as she did at the beginning of her career.

– In many ways, I'm back where it all started, when a drawing competition I won as a child first led me into the world of art.

From her kitchen window, she can see the roof of the house where she grew up and first found the freedom to create. As a little girl, Sylvia and her three siblings played in Lillevikskogen, picked apples at a neighbour's house, searched for shells along the shoreline and swam from the jetties.



A HOME AT LAST: Sylvia has filled her apartment with furniture, art and colours collected throughout her life.



ARTIST AT WORK: Sylvia Frølich remains an active artist. Here, she is working on a painting of her father.

They spent their days exploring the garden, playing with dolls, and drawing hopscotch grids on the asphalt. On more adventurous days, they'd steal away to the factory grounds.

“

I can hardly imagine ever leaving — I feel so at home here

– We children had a great deal of freedom, from morning until evening. There was always exciting to explore.

Deep Roots

For many years, Agnes Fabrikker was a cornerstone business in Brunlanes. As early as 1877, Agnes Tændstikfabrikk was established in a converted distillery. By the late 1800s, the factory employed more than 140 people. In 1887, the site was modernised and expanded, and at its height the factory produced more than 30 million matches a year.

In 1927, the new match giant Bryn-Halden & Nitedals Tændstikfabrikk, based in Oslo, took over operations. All match production in Norway was then concentrated in ten factories — one at Grønvold in Oslo and one at Agnes. Sylvia's father was responsible for running both factories.

– In 1938, a separate timber division was established. The idea was to make use of surplus wood from match production. It was my father who was given responsibility for operations, Sylvia says, vividly recalling the factory bell and the sea of workers streaming through the gates.

Award-Winning Housing Project

Life at Agnes today is very different from what it was when Sylvia was a child. The area has undergone an enormous transformation, and many have fallen in love with the colourful homes in Stavern's new district. Here there are cycle routes with support wheels in the street, kayakers in the sea, and trampolines in the gardens. Several of the factory buildings from Sylvia's childhood have been preserved and now form part of Sjøparken's distinctive history. The central «pipe house», with its high brick chimney, is today home to the Nerdrum Museum. Sylvia herself was the last artist to exhibit in the «bath house» before the building was transformed into Havfuglen café.

Residential Quality in Focus

The award-winning housing development where Sylvia now lives was designed by MER Arkitektur AS, with a strong emphasis on the site's natural character, the sea, the landscape, light conditions — and views towards Svenner. Wherever you turn, there are beautiful outdoor areas and green spaces, close to smooth rock outcrops, woodland, the beach and the waterfront. Sylvia is pleased that the area has now become a «new» neighbourhood, and she praises those who have worked consciously to breathe new life into the childhood paradise of her youth.

– It feels good to have come home, she says.

VISIT THE NERDRUM MUSEUM IN THE HEART OF SJØPARKEN

Step into the world of Odd Nerdrum — rich in drama, masterful brushwork and classical painting.

Set in the heart of Sjøparken, surrounded by historic woodland, striking architecture and a beautiful coastal landscape, the Nerdrum Museum has quickly become a major cultural attraction. Since opening in 2024, more than 90,000 visitors have explored the former factory building, now housing Nerdrum's monumental canvases.

– We are very proud that Nerdrum chose Sjøparken as the location for his museum. Since the opening, visitors have flocked to the museum, and the museum has helped make Sjøparken a vibrant and evolving destination in Stavern, says Tone Inge Nilsen, Managing Director of Sjøparken Stavern AS.

When the museum opens for a new season, it does so with an expanded programme, offering a more

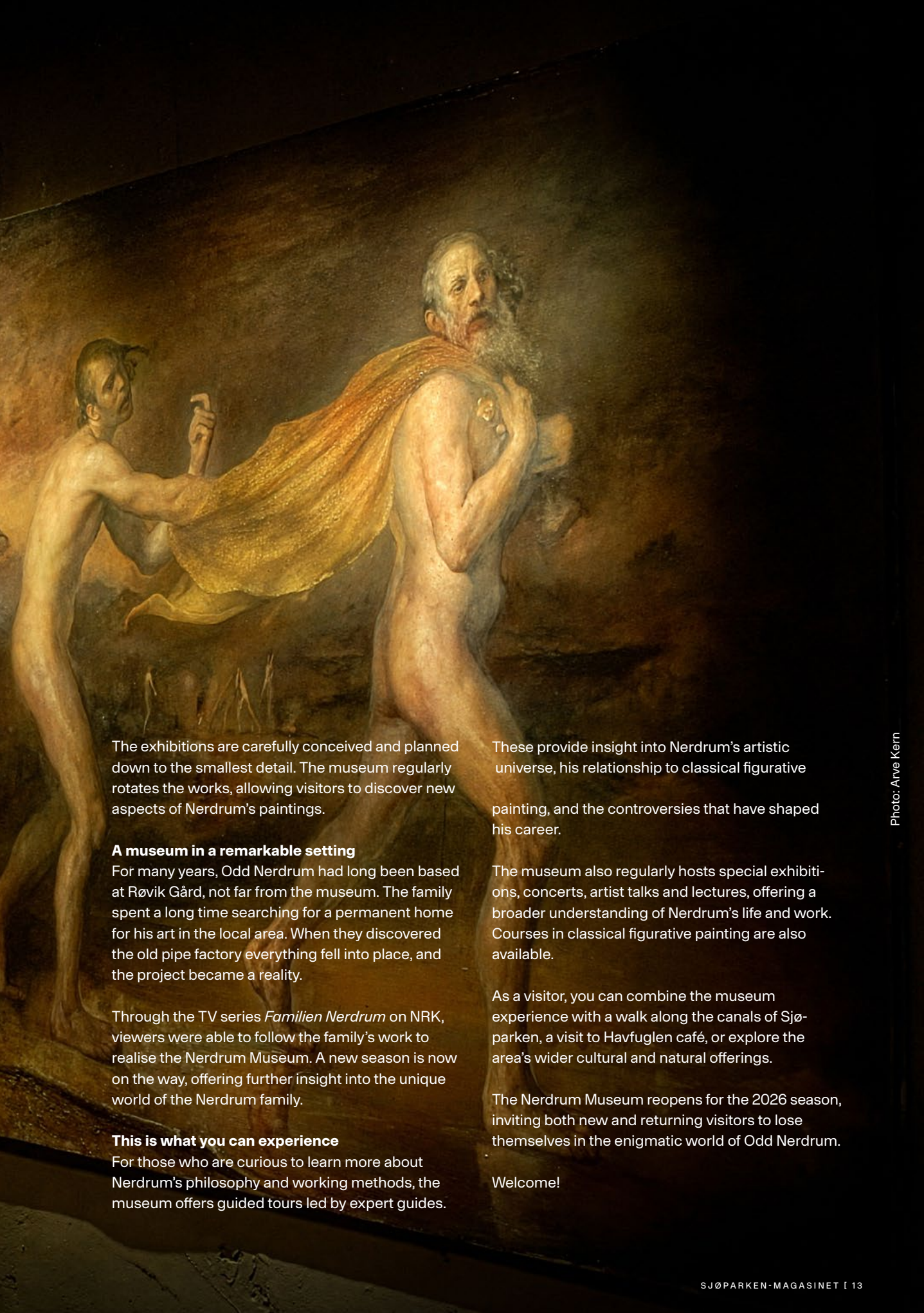
immersive journey into Nerdrum's world. The new presentation highlights the breadth of his artistic universe — from the philosophical and metaphysical to his grand, figurative compositions.

Earlier and rarely shown works are presented alongside later pieces, offering a deeper understanding of the artist's development over time.

A deeper insight into Nerdrum's universe

Set within the historic surroundings at Agnes, the museum invites visitors to slow down and immerse themselves in the craft. Here, the traditions of classical painting come alive, offering a rare window into Nerdrum's unique artistic vision.

– Here, you can explore the deeper layers of the art and experience how Odd Nerdrum challenges our understanding of beauty, time and existence. Although he is internationally recognised and has exhibited worldwide, it is here that you can experience such a comprehensive collection of his work, says Martin Romberg, Director of the Nerdrum Museum.



The exhibitions are carefully conceived and planned down to the smallest detail. The museum regularly rotates the works, allowing visitors to discover new aspects of Nerdrum's paintings.

A museum in a remarkable setting

For many years, Odd Nerdrum had long been based at Røvik Gård, not far from the museum. The family spent a long time searching for a permanent home for his art in the local area. When they discovered the old pipe factory everything fell into place, and the project became a reality.

Through the TV series *Familien Nerdrum* on NRK, viewers were able to follow the family's work to realise the Nerdrum Museum. A new season is now on the way, offering further insight into the unique world of the Nerdrum family.

This is what you can experience

For those who are curious to learn more about Nerdrum's philosophy and working methods, the museum offers guided tours led by expert guides.

These provide insight into Nerdrum's artistic universe, his relationship to classical figurative painting, and the controversies that have shaped his career.

The museum also regularly hosts special exhibitions, concerts, artist talks and lectures, offering a broader understanding of Nerdrum's life and work. Courses in classical figurative painting are also available.

As a visitor, you can combine the museum experience with a walk along the canals of Sjøparken, a visit to Havfuglen café, or explore the area's wider cultural and natural offerings.

The Nerdrum Museum reopens for the 2026 season, inviting both new and returning visitors to lose themselves in the enigmatic world of Odd Nerdrum.

Welcome!



Name:
Ingvill Hellenes
Living with:
Partner and
children
Home type:
Atrium house

EVERYDAY LIFE IN THE NEIGHBOURHOOD: Ingvill says more families have gradually moved into Sjøparken. – It's lovely to see the children making friends in the neighbourhood.

Where Ingvill and her family found their dream home

For Ingvill and her partner Morten, moving to Sjøparken meant finally getting everything they wanted. Here, they've found the perfect balance between a busy career, a coastal lifestyle, and the great outdoors.

– I grew up in Stavern, and I actually used to play in the woods right here as a child.

Ingvill Hellenes gazes out of the panoramic living room window. Right outside lies a lush green belt, weathered coastal rocks, and the stunning Vestfold coastline. A short walk away lies the calm of Larviksfjorden.

Here, Ingvill and Morten have found their dream home. They live together with Ingvill's nine-year-old daughter and their young daughter. The spacious home is set over three floors and has everything

they need. Large, sunny terraces offer stunning sea views, while the private garden blends seamlessly with the nature just outside their door.

– Being close to schools, childcare and the sea is what matters most to us, says Ingvill.

An incredible transformation

Twenty years ago, the area looked entirely different. As a child, Ingvill remembers swimming in what was then a closed industrial site, home to Norway's last sulphuric acid factory, which shut down in 1984.

Until 2002, the site was used for timber production. At the time, it seemed unlikely that the area would one day become a colourful new neighbourhood by the sea — where Ingvill and her family now live.

– There were barbed-wire fences and industrial buildings. It was hardly a place you would come to enjoy nature, she says.

Today, the reality is entirely different. Out by the water's edge in Stavern, Sjøparken has taken shape

— a new district divided by canals, with small islands beaches, boardwalks, jetties, colourful apartment buildings and architect-designed sea houses. The neighbourhood also boasts a kindergarten, artist studios, office spaces, a fitness centre, and a bouldering hall. In spring 2024, the Nerdrum Museum opened in Sjøparken and has already attracted more than 90,000 visitors.

— I love how things continue to develop here. There are already many facilities we use regularly, and it's exciting to see what's next, says Ingvill.

“

We think Sjøparken is absolutely stunning, and we feel so incredibly lucky to live here!

Award-winning and unique

In 2018, this unique and colourful development was honoured with Larvik Municipality's Architecture Award. Once completed, Sjøparken will consist of around 600 homes — gradually taking shape.

— We started at the outer edge, with the first phase, explains Cecilie Sanden of Agnes Utvikling, the developer behind the project.

Both the public and future residents were involved in shaping Stavern's new district — from what qualities people look for in a community to what they want in their homes.

— I believe a big part of why it has turned out so well is that we have listened carefully — both to neighbours and to those who have chosen to buy homes here, she says.

Homes vary in size and type, from apartments of 50–200 square metres to architect-designed sea houses and atrium homes. A thoughtful layout and a unique setting made it an easy choice for Ingvill and her family to choose their home.



VERY HAPPY WITH THEIR HOME: A well-designed layout and a fantastic location made choosing their home an easy decision for Ingvill and her family.

Whichever home you choose, the sea is always close by. Construction has also begun on pre-fabricated townhouses.

— The goal is for everyone — regardless of age or life stage — to find a home that suits them, says Cecilie.

Sjøparken is a great place to live, with homes that meet different needs. For Ingvill, there is no question — she cannot imagine living anywhere else.

— We're really enjoying life here — and so are the children. Our daughter has already made several new friends, she says with a smile.

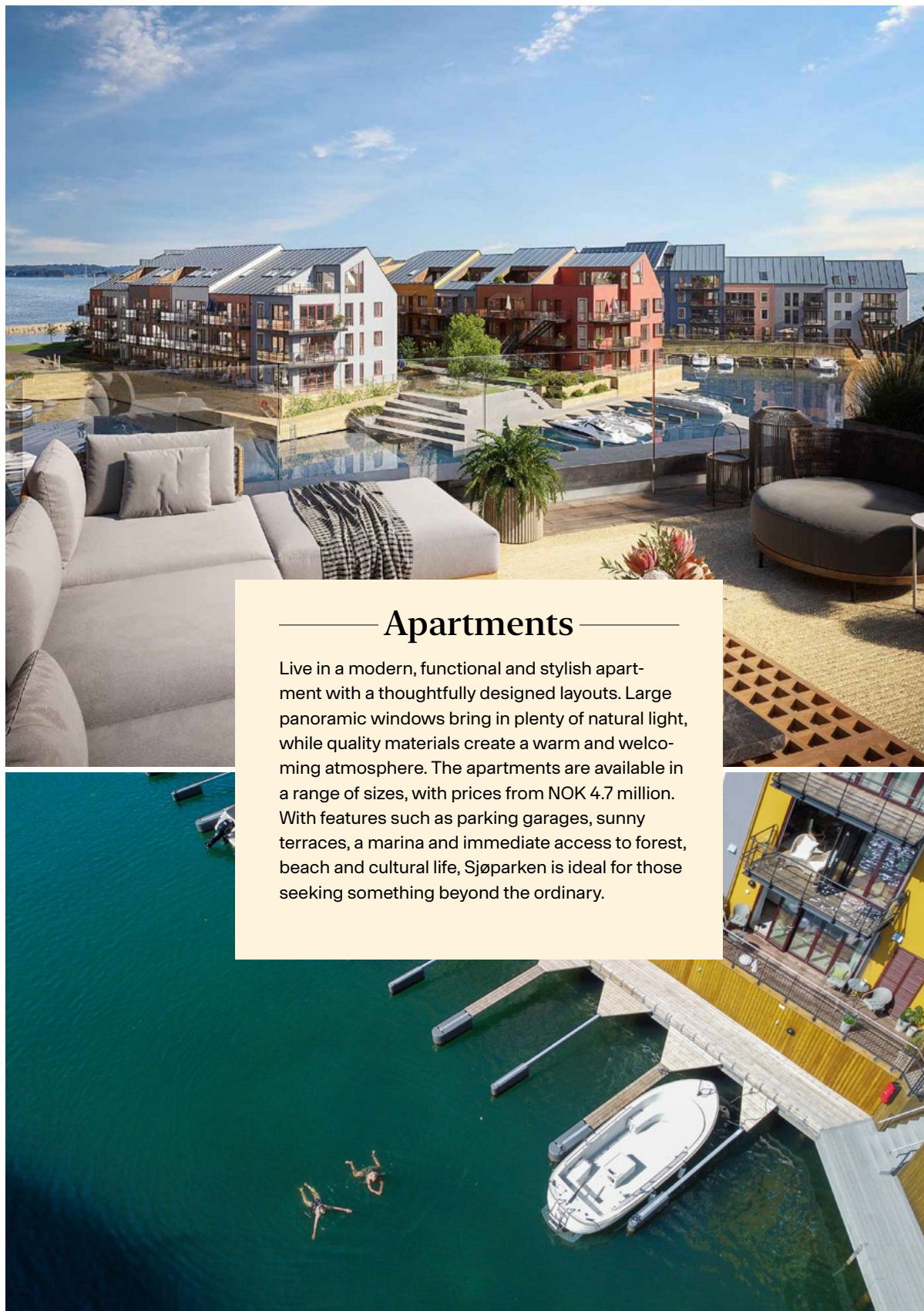


INSTANT ATTRACTION: Ingvill and her partner fell for the green house and its spectacular views the moment they saw it. Photo: Jonas Nord Gusland





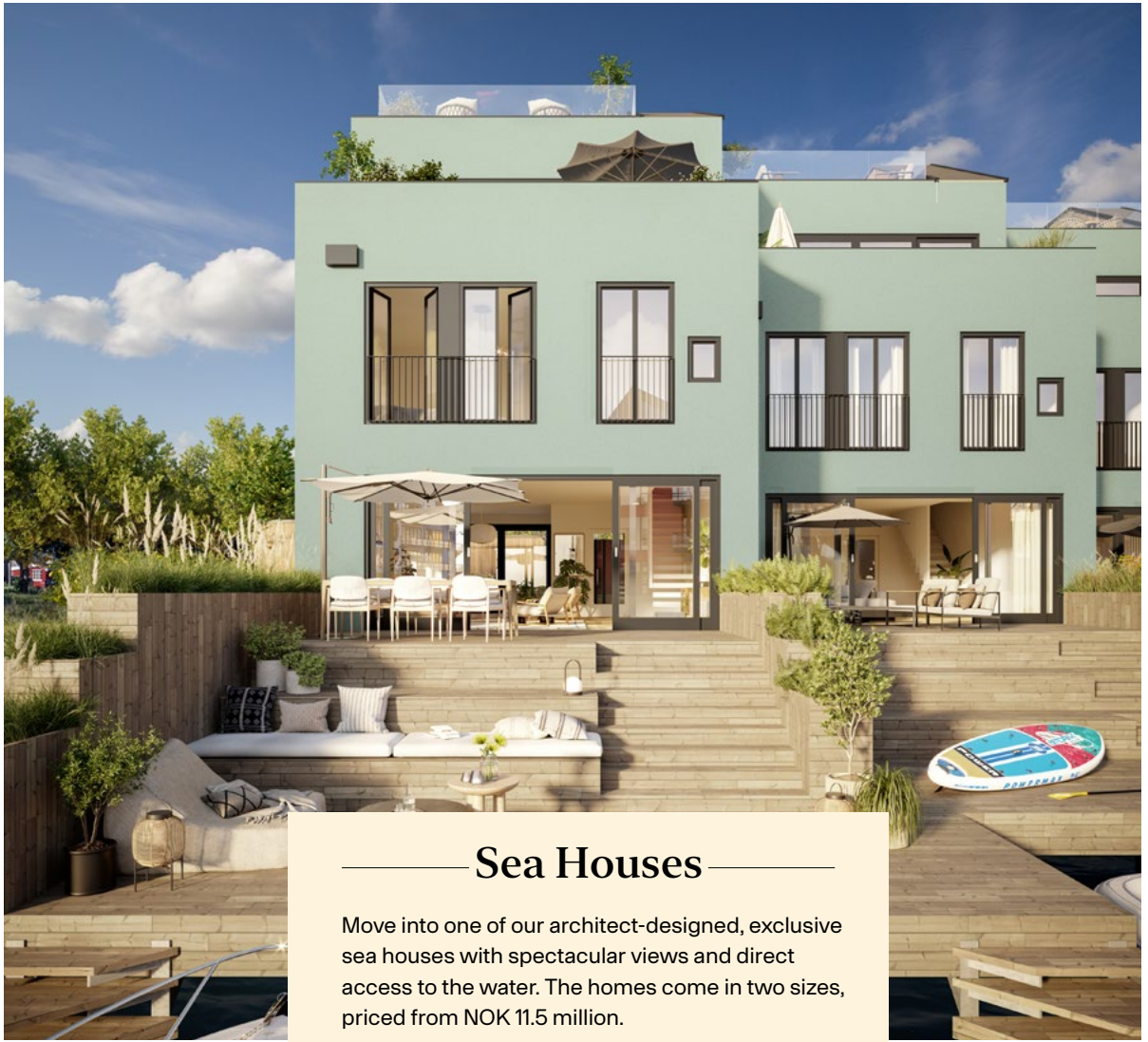
Find Your New Home in Sjøparken



— Apartments —

Live in a modern, functional and stylish apartment with a thoughtfully designed layouts. Large panoramic windows bring in plenty of natural light, while quality materials create a warm and welcoming atmosphere. The apartments are available in a range of sizes, with prices from NOK 4.7 million. With features such as parking garages, sunny terraces, a marina and immediate access to forest, beach and cultural life, Sjøparken is ideal for those seeking something beyond the ordinary.

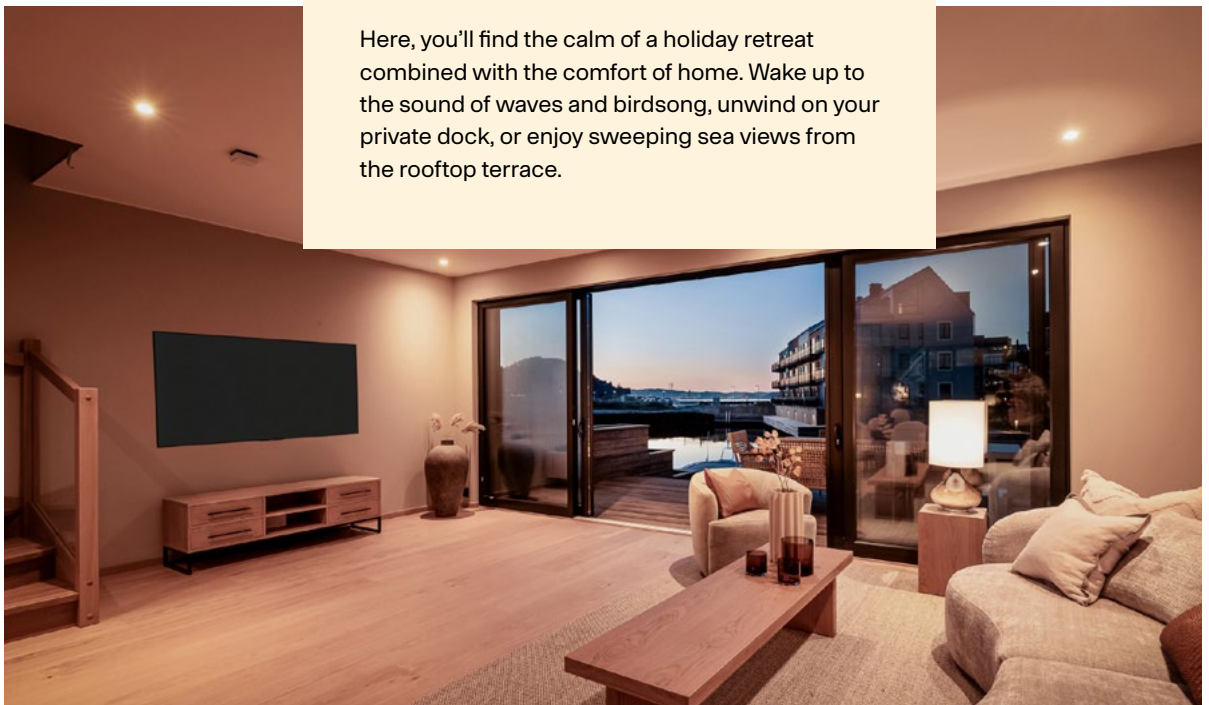
Explore the apartment prospectus at sjoparken.no



Sea Houses

Move into one of our architect-designed, exclusive sea houses with spectacular views and direct access to the water. The homes come in two sizes, priced from NOK 11.5 million.

Here, you'll find the calm of a holiday retreat combined with the comfort of home. Wake up to the sound of waves and birdsong, unwind on your private dock, or enjoy sweeping sea views from the rooftop terrace.

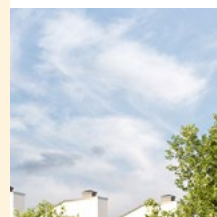
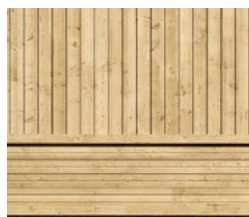


Explore the sea house prospectus at sjoparken.no



Townhouses

At Sjøparken Rekke, you now have a rare opportunity to secure a modern townhouse by the waterfront, from NOK 6.1 million. Phase one is already a success with 10 homes sold, and phase two launches on 8 April. All homes feature four bedrooms, a loft lounge and private roof terraces - with plenty of space for family life. Here, forest, beach and sea are your closest neighbours, combined with a wide range of amenities around Agnes Torg. The location offers the best of both worlds - the calm of nature and a lively neighbourhood.



Explore the townhouse prospectus at sjoparken.no

The Architect's Perspective

Grand Yet Intimate

Maj Jøsok, Managing Director and Partner
at Mer Arkitektur

What was most important to you as an architect in shaping Sjøparken?

At its core, the project is about placemaking. Each site and programme is different, and for every development we aim to capture the spirit of the place and enhance the qualities already present. A strong sense of place draws on the area's history and creates meaningful connections. The landscape and the fjord, with views towards Svenner, are key elements. At the same time, all homes are designed for high residential quality, with good sunlight conditions, views of both fjord and canals, and outdoor spaces that encourage activity and shared use.

What defines the architectural approach?

The site called for a soft and considered architectural expression — one that is both flexible and robust. Agnes Torg forms the natural and social heart of Sjøparken. The ambition has been to create architecture on a human scale, with spaces and materials that people can relate to. Good architecture should engage, inspire and foster a sense of belonging.

What inspired you the most?

The location itself. Surrounded by beautiful nature, with rocky outcrops and small beaches, the site offers striking views of the fjord and horizon. The ever-changing light and reflections from the water give Sjøparken a distinct and atmospheric quality. Inspiration is also drawn from the area's industrial heritage, as well as coastal towns in Italy.



We wanted to create a varied architectural expression on a human scale. That is why the residential islands are composed of slender building volumes with angled forms, pitched roofs of varying heights, vertical divisions created through colour, and spaces that differ in size and orientation. Entrances and passageways are also designed with changing sightlines in mind. Together, these elements give the area a soft and richly layered character.

Can you tell us more about the canals and islands?

The outer islands form a protective edge, creating a calm inner environment. All homes are given access to what we call the «waterfront experience» — views and proximity to the sea and canals, shared outdoor areas and marina access. The open horizon towards Svenner contrasts with the more intimate canal spaces, creating a dynamic balance between the expansive and the sheltered. The islands are shaped to optimise sunlight and views, and every apartment benefits from either a canal or fjord outlook.

What do you personally appreciate most about Sjøparken?

The exceptional location and the quality of light. The changing weather and shifting winds create constant variation throughout the year. It's a place where you live close to nature — while still being part of an urban setting.



Practical Guest Suite

At Sjøparken, residents have access to a comfortable and well-equipped guest suite for visiting friends and family. It offers extra flexibility and makes it easier to invite loved ones to stay over.

The suite includes two bedrooms, a bathroom, and an open-plan living room and kitchen, and sleeps up to four guests.

Photo: Arve Kern



The Architect Explains: The Colours that Shape Sjøparken



At Sjøparken, no colour choice is accidental. Each shade is drawn from the surrounding landscape

You notice them immediately – the colourful buildings resting along the waterfront. The vibrant palette is strongly inspired by the surroundings: the blue-grey tones of the sea, warm coastal rock, weathered brick from the old factory, and the shifting light of the sky. The architects have also recreated the bold use of colour found in nearby Stavern, giving several of the buildings at Sjøparken striking, expressive tones.

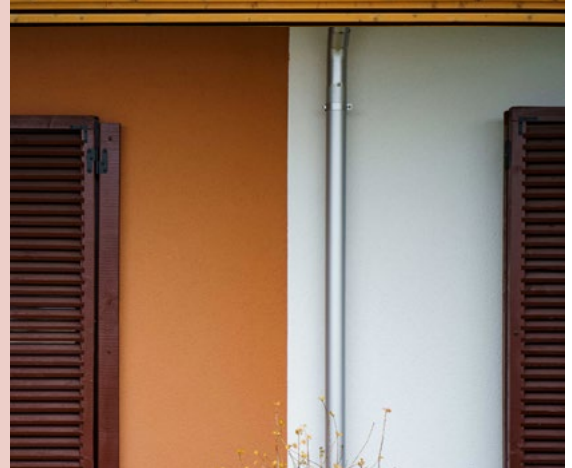
Each island has its own identity

– Colours create more than an expression – they shape the experience, explains architect Maj Jøsok of MER Arkitektur, one of the architects behind the distinctive residential development that has attracted attention for its use of colour.

Jøsok explains that considerable time was spent finding the right combinations. Large colour samples were tested on site to ensure the tones worked both together – and with the surrounding landscape. The result is a vibrant architectural expression: buildings that blend naturally into their surroundings, while still maintaining their own identity and character.



Photo: Arve Kern



Shared Spaces that Bring People Together

Community and wellbeing are at the heart of Sjøparken. Welcoming meeting places and thoughtfully designed shared spaces invite residents to gather and enjoy time together among the colourful buildings along the waterfront. Living here offers the best of both worlds: the calm of life by the sea and a welcoming community.

Photo: 360 Foto

Things to Do in Sjøparken



Havfuglen Café – A Taste of Coastal Life

On Agnes Torg you'll find Havfuglen Café – a warm and charming gathering place in Sjøparken.

The distinctive historic building has had many lives – serving at different times as an art gallery, fire station, ceramics workshop and bathhouse.

Photo: MER arkitektur

With its cosy atmosphere, Havfuglen is the perfect place for a break during the day. Enjoy freshly ground coffee, a homemade slice of cake or a delicious lunch beneath the old chestnut trees outside – or relax inside and enjoy the calm atmosphere.

The café serves seasonal dishes made with local ingredients.

Nerdrum Museum

Experience the paintings of Odd Nerdrum in the unique surroundings of Sjøparken in Stavern. The museum is open Tuesday to Sunday throughout the summer season.

Opening Hours

Tuesday–Wednesday: 11:00–17:00

Thursday: 11:00–20:00

Friday–Sunday: 11:00–17:00

Photo: MER arkitektur





Art in Sjøparken

The historic red workers' houses in Sjøparken are now home to a thriving creative community. The premises serve as studios, workshops and galleries for more than 30 working artists from a wide range of disciplines. Here you'll find everything from painting, photography and monotype printing to textiles, ceramics and jewellery.

Tangaroa – A World-Class Expedition Raft

Tangaroa is the balsa raft used during the Tangaroa Expedition in 2006, led by Norwegian explorer Torgeir Higrav. The expedition was a modern recreation of Thor Heyerdahl's famous Kon-Tiki voyage of 1947. The goal was to sail from Peru to Polynesia in 70 days. The raft was built in Peru, and the six-person crew included Olav Heyerdahl, grandson of Thor Heyerdahl. After the expedition, the Tangaroa raft was transported back to Norway. It has since been used in several contexts, including as a prop during the filming of the Kon-Tiki movie in Malta in 2011.

Today the raft is on display in Sjøparken, where visitors can experience the world-famous vessel up close.

Photo: Hilde Krogh-Lorentzen



Mio Gelato

Mio Gelato is a local family-run business producing authentic Italian gelato. Using a small selection of high-quality ingredients, they create rich flavours and beautifully crafted gelato.

You'll find Mio Gelato at Agnes Torg on selected days this summer. Follow @miogelatarvik on Instagram or Mio Gelato on Facebook for updated opening hours at Agnes Torg.



A forgotten icon brought back to life

A hundred years ago, *Tyrihans kiosks* were a familiar feature of Oslo's streets. Back then, they sold newspapers and tram tickets — freestanding little cathedrals for everyday life.



Today, almost none remain. This kiosk originally stood at the junction of Frognerveien and Frederik Stangs gate in Oslo. After being dismantled, it spent years at Vinterbro by the E6 — exposed to wind and weather, waiting to be rediscovered.

Through a collaboration between Sjøparken, the Nerdrum Museum and the Local Public Transport History Association in Oslo, it has now come to

Agnes — where the public can once again experience this architectural gem.

The story began in Larvik, where Bertrand Narvesen was granted permission by the railway in 1887 to sell tickets. In 1893, he secured an exclusive agreement with the railways in Eastern Norway, and the Narvesen kiosk company was established. *Tyrihans* is the kiosk design by Lorentz Harboe Ree and Carl Buch, introduced in 1923. These kiosks were placed at key points across Oslo, bringing life and character to the city for many years.

It wears it well. Unveiled on 15 June 2025, the kiosk is now used as a gelato stand. Set beside Havfuglen (1925), the neo-classical Nerdrum Museum and Agnes Vekst, it has found its place once more — both historic and alive.

The restoration was led by Öde Nerdrum, with contributions from Cecilie Sanden, Edyta Pawlonka, Daniel Clemeth Bjerkeland, Lasse Bøyum, Irene Theodorsen, Håkon Wium Lie and Hedvig Anvik. Conservation advice was provided by Stine Aamådt.

Text: Öde Nerdrum. Photo: Arve Kern.



Photo: Arve Kern

Three residents: Why we love Sjøparken



Lise Thrane Nilsen
Lived in Sjøparken since autumn 2023

Why did you move to Sjøparken?

– I wanted to move back closer to where I'm from when I retired. Since moving, I feel healthier. People talk about good and bad health — I find myself holding on to the good. There's something almost moving about the view — this beautiful, tranquil place has become my life.

– I've become a year-round sea bather. I swim every morning, staying in the water a minute longer for every degree. If it's 11°C, I stay in for 11 minutes. I feel refreshed. When I left Oslo, I hoped being this close to the sea would do me good. It has — even more than I imagined. I've found my paradise.



Caroline Pedersen
Lived in Sjøparken since 2025 with her husband and children

Why did you move to Sjøparken?

– We're a seafaring family at heart. We loved our home in Sandefjord and hadn't really planned on moving. But then we discovered this project—where you can literally have your boat moored at the end of the garden.

– The immediate access to the sea was a dream we realised by moving here. Now, I can take a morning swim before work, and we find ourselves using the boat so much more. Sometimes it even doubles as an extra room; I've retreated to the boat when I've needed a quiet space to work, and my husband has even hosted football nights on board.

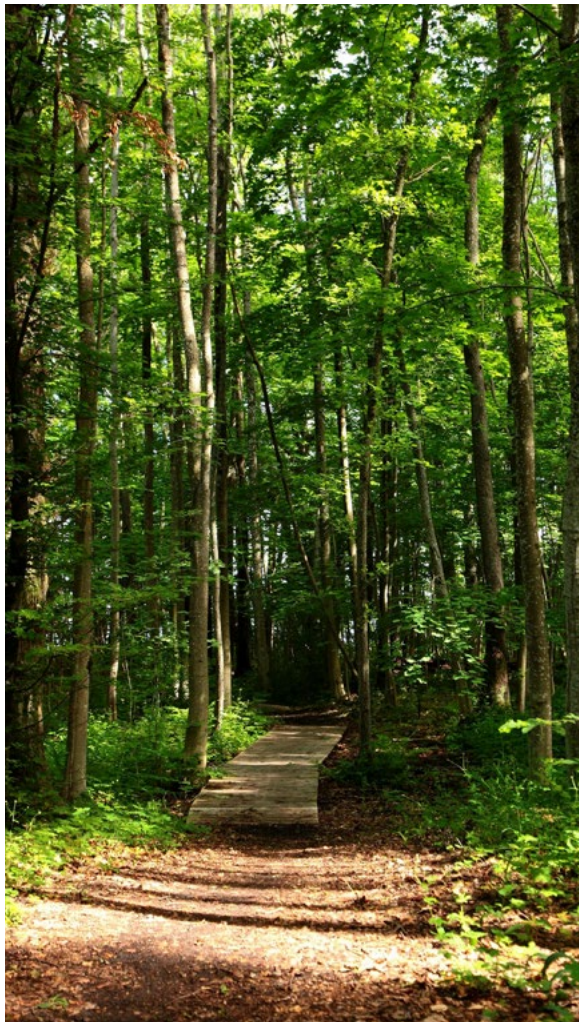


Camilla & Jan Warholm
Lived together in Sjøparken since 2022

Why did you move to Sjøparken?

– We were already living in our dream house just nearby — we'd been there for over 20 years. But the Sjøparken project made us curious enough to take a closer look. Within half an hour, we had decided to buy an apartment.

– The sunrises over the sea and the sunsets to the west are incredible. We also love the everyday life here — great neighbours and a warm community. Jan even has his studio at Sjøparken Vest, so both life and work have found their place here.



Sjøparken's Green Forest Jewel

With the unique Lillevik forest as your closest neighbour, a botanical treasure lies just outside your door. North of Agnes Fabrikker lies a small woodland that feels like a world of its own. Despite its modest size, Lillevik contains four different forest types: oak forest on clay-rich soil, species-rich deciduous forest, coastal pine woodland and lush wetland forest. The area is also home to a rare ash-hazel woodland believed to exist in only a handful of places across Norway.

From your home in Sjøparken you can enjoy the calm beneath the majestic canopy all year round, beside a natural landscape that has remained largely untouched since 1915. The forest floor is covered with wild garlic, lily of the valley and wood anemones, and conservation authorities have classified the area as a particularly valuable natural habitat. When you wander along the forest paths in your new "garden", you are also walking in the footsteps of the legendary boatbuilder Colin Archer. Timber from these very oaks was once used to build the polar ship Fram — the vessel that later carried Fridtjof Nansen towards the North Pole.

Photo: 360 Foto

Idyllic Trails and Beaches on Your Doorstep

From Sjøparken you can connect to a unique network of coastal trails. With the Fjord Trail nearby, beautiful nature experiences await — whether you prefer a short evening walk or a full-day hike along one of Norway's most scenic coastlines.

The trail leads north towards the town of Larvik, or south towards Stavern. From here the Fjord Trail continues into the Coastal Path of Brunlanes, eventually reaching Helgeroa, Mølen and Nevlunghavn.

Excellent swimming spots are also just a short walk away. Both Lillevikstranda and Agnesodden lie only a few minutes from Sjøparken — perfect places for a spontaneous evening swim or long summer days with sand between your toes.

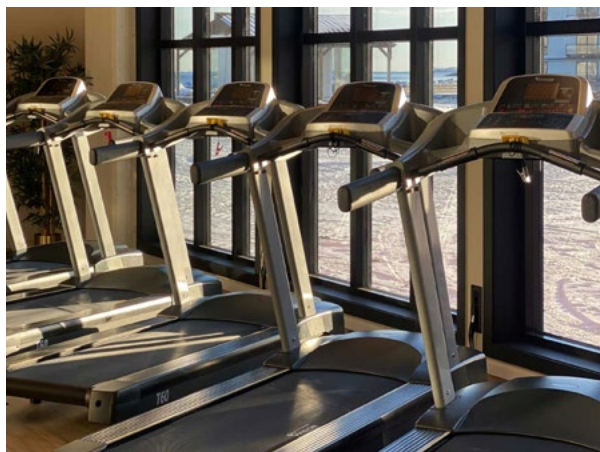
Photo: 360 Foto



A Magical Nursery

Sjøparken Kanvas Nursery is beautifully located by the waterfront, surrounded by woodland and green spaces. The nursery has four departments for children aged 0–6 years. The setting provides an ideal environment for play, discovery and outdoor learning in nature. All meals are prepared and served at the nursery.

Photo: 360 Foto



Training by the Water

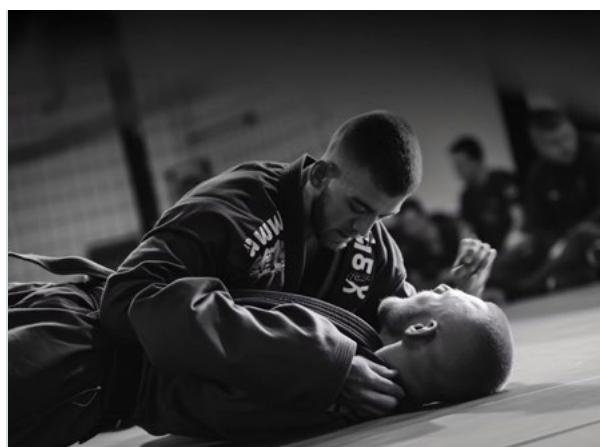
Located next to the Nerdrum Museum and close to the shoreline, Sjøsterk offers training with panoramic sea views. The centre provides a wide range of group classes with experienced instructors, personalised training programmes and modern equipment.

Open daily 05:00–23:00.

Larvik Taekwondo Club

Taekwondo is a sport that trains both the body and the mind. At Larvik Taekwondo Club in Sjøparken, classes are offered for all ages and skill levels. Training takes place both indoors and outdoors in beautiful surroundings. Founded in 1997, the club has experienced instructors and is affiliated with Traditional Taekwondo Union, World Taekwondo, the Norwegian Martial Arts Federation and the Norwegian Sports Federation.

Photo: Arne Kven



Discover Jiu-Jitsu

Barrieren Martial Arts Club offers a varied training programme. In newly renovated premises at Agnes, Brazilian Jiu-Jitsu classes are available for beginners, intermediate and advanced levels. Special classes are also offered for children, and members can take part in open mat sessions for independent training.

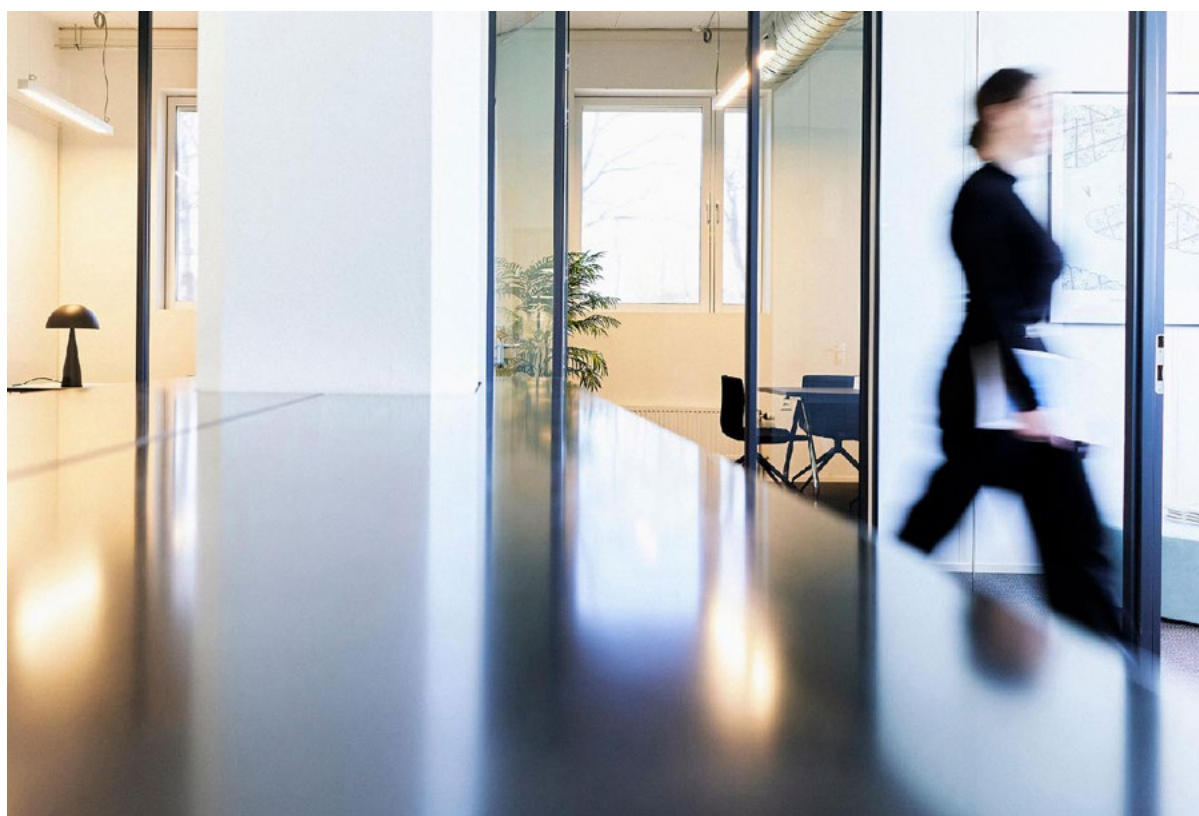


Try the Climbing Wall

Welcome to Bulder og Brak — a self-service bouldering centre in Sjøparken. Bouldering is a form of climbing where you tackle short but technically challenging routes without ropes or harnesses.

At Bulder og Brak you'll find bouldering routes for every level. Flexible opening hours and accessible pricing make it easy for anyone to give climbing a try. There are no age limits for bouldering. Children under 12 must be accompanied by an adult.

Photo: Bulder og Brak



Work at Sjøparken Vekst

Sjøparken is more than homes, nature and cultural experiences. At Sjøparken Vekst, businesses can rent attractive office spaces with all essential services included. Here you'll find businesses ranging from entrepreneurs and freelancers to growing companies — cultivating a dynamic and collaborative professional community.

Photo: Morten Rakke



Contact us for
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available homes
and viewings



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