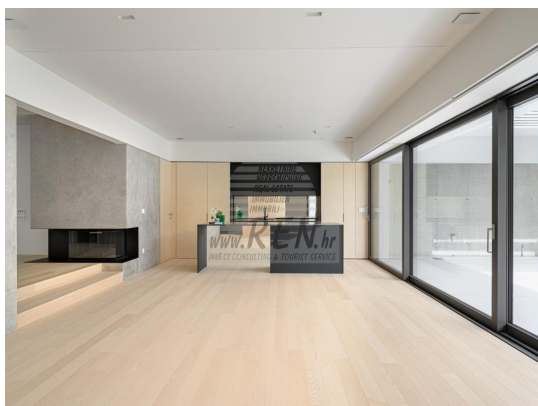
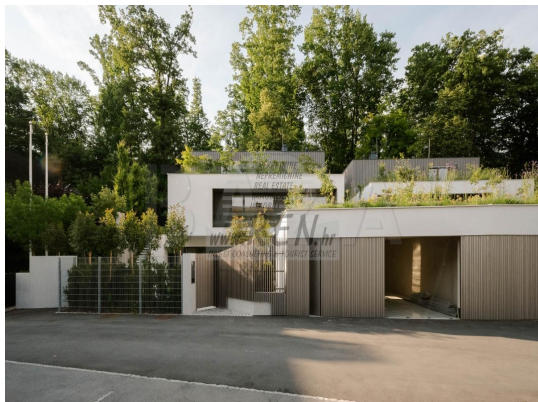




Location :	Ljubljana - Centar
Code :	100036
Object area :	433.00 m2
Land area :	543.00 m2
Distance from center :	1500 m
Distance from sea :	0 m
Seaview :	No
Parking :	Yes
Garage :	Yes
Basement :	No
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Year of construction :	2023
Additional building potential :	No

Price :	26.925.000 Kn
Price :	3.590.000 €

Detached house, Ljubljana Vič (Rožna dolina), built in 2023, GF+1+ 2 floors, south orientation, building area 433.50 m2, living area 341.80 m2, terraces 91.70 m2, garage, land 543.00 m2, 3 parking spaces, elevator, built turnkey, available to move in immediately. Price: EUR 3,590,000 including VAT.

We are facilitating the sale of a newly built villa in the immediate vicinity of the centre of Ljubljana. The villa represents architectural perfection, modern style and prestige on the outskirts of the forest below Rožnik. The location offers coexistence with nature, while at the same time direct connection to the urban pulse of the capital.

The layout of the rooms allows for superior living on three floors. On the ground floor, you enter a large entrance hall, which opens into a living room with panoramic windows and a modern, custom-made kitchen. On the ground floor there is also a spa centre with sauna, shower and indoor swimming pool and a utility room with a heating room. On the terrace in front of the living room there are connections for a summer kitchen and barbecue. From the garden there is access to...