

## Ljubljana Area – Unique new house in Katarina

950.000 €



### Property details

Type:	House
Bedrooms:	3
Land included:	1,440 m2
Size:	218,4 m2 + 84,9 m2 terraces / balconies
Region:	Ljubljana & Surroundings
City:	Katarina
Built:	2013



## Description

This property is locally and abroad very recognizable as the beautiful Slovenian architectural creation.

The house is designed to the highest architectural standards and holds its place in the top modern Slovenian architecture. The location is supreme; the house is situated on a hill in the middle of greenery just 20 minutes from Ljubljana.

The house stands on the last building plot on the edge of the village and has open views on all sides with an extraordinary belvedere on the surrounding hills. The house has a valid permit and the plot is fully buildable with many possibilities for development and activities. The main goal of the design was primarily the ECO/ SUSTAINABLE - approach parameter in the sense of "healthy spot for living", meaning a conscious attitude towards a healthy way of living. Hereby we can list the following qualities related to the natural features of the location: air quality; land- gardening possibilities; best- quality drinking water, sports and recreation; land position\_ "peace and privacy"; a recognizable image of the house that points out the connection with nature (nature concept design). It offers good and several connections with the highway and also to the airport.

The building has two floors. On the ground floor, where the main entrance is situated, there is an open-plan space of 100m2 with the living room, dining room and kitchen. On this floor there are also a utility and WC. The lower part provides a layout of three bedrooms, with a large bathroom / wellness area.

The front fully glass-covered facade is facing south, the other parts are covered with larch wood panels. The service wing is oriented to the north. The upper floor has access to two large terraces and a balcony on the south side.

The house comes fully furnished with high-end bespoke furniture and equipment.

All incorporated materials are of superior quality and the house is designed as an energy-efficient house. It is directly heated by the sun through the large glass surfaces and in the summer it is protected from overheating by the tall trees. The house is primarily heated via solar panels and additionally with oil. Installations for a heat pump, air conditioning system and a swimming pool are all in place.

There is a separate garage of 30m2 in size, suitable also for larger vehicles. There are three additional parking places in front of it.

For video presentation please click <http://vimeo.com/78902134>

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT