

## Ljubljana – Large apartment(s) in one of the most popular neighbourhood's in Ljubljana



### Property details

Type:	Apartment
Bedrooms:	5
Size:	152 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	1973
Renovated:	2006



## Description

The apartment is 152 sqm and it is located on the third floor of this building. No elevator.

Currently, the apartment is divided into two separate units, both of which are rented out, one with an area of approximately 85 sqm, the other apartment measures approximately 67 sqm.

The apartment(s) can be adapted to different needs, it can be kept as two units or rent out a single apartment, or you can re connect the apartment as a whole without major construction work.

The first apartment is 85 sqm and comprises of a long hallway with utility space, kitchen with pantry and dining room area, large bathroom, bright living room with a balcony facing the green area behind the building, and a bedroom upstairs.

The second apartment is 67 sqm and has 4 bedrooms. Currently is comprises of a hallway, toilet, bathroom, kitchen with dining and living room area, 4 bedrooms. 1 bedroom is located upstairs as the apartment is in 2 floors. There are 3 balconies, plenty of light and space.

Due to its size and layout of load-bearing walls and three-sided orientation, it offers various options for layout and split.

There is also a storage unit in the basement.

The area around the building is green, with playground for the kids and plenty of space to spend time outside. Appropriate for families.

Parking available in proximity of the building.

The location is superb, in a very popular area of the city. All infrastructure is right there or close by.

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