

## Ljubljana center – Excellent investment opportunity

1.980.000 €



### Property details

Type:	Commercial
Size:	750 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana



## Description

**This building is located on Slovenska cesta, which provides great infrastructure and therefore great investment opportunity.**

**The house was built in 1853 and consists of a restaurant, residential area and non finished attic where there is a possibility of arranging into apartments or rooms. A design idea is already obtained.**

**The property is approx 750 sqm and has 3 floors.**

**On the ground floor there is a restaurant with an inner courtyard and a separate storage (the area of the restaurant is approximately 242 sqm). The restaurant has been leased for many years and there is currently a possibility of further cooperation with this tenant.**

**On the first floor, there are 5 separate apartments of different sizes with a total size of approx 215 sqm. Three apartments are currently rented out long-term.**

**The attic is 213.8 sqm and it is not yet finished. According to the current conceptual design can be converted into a guesthouse/hotel with 8 rooms (from 16 to 42 sqm).**

**Renovation of the facade was carried out in 2021. The building has new windows, a new roof, the load-bearing structure of the building has been strengthened. The building is in good condition, the restaurant is completely renovated, other rooms need renovation.**

**The infrastructure is in the immediate vicinity as the building is located on Slovenska cesta.**

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