

Ljubljana centre – Commercial & residential building in Ljubljana Old Town

1.950.000 €



Property details

Type:	Commercial
Size:	768 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	1841
Renovated:	2022



Description

This building is located in the Old Town, under the Castle hill, which provides great infrastructure and therefore great investment opportunity.

The building was built in 1841 and was recently renovated. The renovation started in 2020 (renovation of the facade, roof, windows and all the installations). The building is 768 sqm and spreads over 6 floors. It consists of a business part on the ground floor and a residential part on three floors.

There are three separate business premises on the ground floor (57.1 sqm, 27.3 sqm and 50 sqm).

There are 10 apartments (sizes from 17.40sqm to 80 sqm) on three floors. There is also an attic area with an apartment (140 sqm) that has a large terrace (41.6 sqm) with a wonderful view over the city.

There is also a basement area.

The building needs to be finished (interior renovation).

Potential great investment potential. The seller is also willing to go into co-ownership with the buyer.

Parking on the street.

All infrastructure is in immediate vicinity. Good location, in the Old Town and close to city centre and other infrastructure. Access to the Highway nearby.

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 and pays the sales tax in amount of 2 %.