

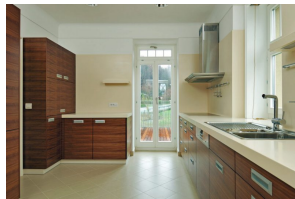
## Ljubljana – Luxury bourgeois villa at an exceptional location in Rožna dolina

2.390.000 €



### Property details

Type:	House
Bedrooms:	4
Land included:	900 m2
Size:	400 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	1928
Renovated:	2007



## Description

For sale is a luxury bourgeois villa at an exceptional location in Rožna dolina in an area among many other embassies or diplomatic residences - US is just across the street, China and Italy on the other side of the plot, Germany and UK down the street.

Villa was built in 1928 and renovated to the highest standards in 2007 by the architects dr. Matej Blenkuš - dean of the faculty of architecture in Ljubljana, it is partially furnished and move-in ready.

The villa has a living area of app. 400 sqm, built on a land size of app. 900 sqm, all of which is located in the Landscape regional natural Park Rožnik.

The villa is entirely climatized and has 2 kitchens, a full size personal elevator, a fireplace, and 4 bedrooms, all of which include an ensuite bathroom and a walk-in closet.

The villa can be used as a private residence, for exclusive business headquarters or as a villa-hotel, business premis or a small clinic. It is also registered for the medical business purpose what is extremely rare and difficult or not possible in Rožna Dolina any more.

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