

## Kranj Area – High-end modern vila with spectacular views of the mountains

990.000 €



### Property details

|                |                                         |
|----------------|-----------------------------------------|
| Type:          | House                                   |
| Bedrooms:      | 3                                       |
| Land included: | 1.200 m2                                |
| Size:          | 219,30 m2                               |
| Region:        | Gorenjska (e.g. Bled, Bohinj, Kr. Gora) |
| City:          | Preddvor                                |
| Built:         | 2018                                    |



## Description

This is a high-end modern two-storey villa with 3-bedrooms located in beautiful and peaceful surroundings close to Preddvor overlooking the mountains.

The ground floor comprises of an open plan kitchen, dining and living area. The kitchen is fully equipped with all the appliances and a large kitchen island. Large dining area with a beautiful wooden table. Good size living area with a large fireplace and direct access to the wooden terrace. Floor to ceiling windows provide plenty of light and offer spectacular views of the surroundings and mountains.

Also on this floor are a toilet, a good size utility room and an office. Ground floor is constructed of wood.

Bottom floor is built into a hill from one side and is constructed of concrete.

It comprises of a storage room, gym & infra sauna area, an engineering room and two bathrooms. There's also a good size walk-in closet. There are three bedrooms, each with direct access to the wooden decking. The main bedroom also has its own walk-in closet. At the corner of the wooden decking right next to the main bedroom is a high-end massage jacuzzi built into the deck.

The villa has central ventilation & it heats with a heat pump. The windows have electric external blinds. Additionally, the windows in the bedrooms are equipped with screens against insects. Beech parquet flooring on the ground floor and tapson flooring downstairs. Alarm system and video surveillance. The outside ramp on the side of the house leading to the downstairs decking is heated. Irrigation system. A water tank of approximately 15,000 liters for sanitary water and irrigation. A garden shed and 5 raised garden beds.

To the side of the house there's a car port for 2 large cars and additional parking space on the paved yard.

The villa is located in a beautiful peaceful village overlooking the mountains. It is perfect for anyone appreciating privacy and natural surroundings, offering a lot of possibilities for sports activities.

All the infrastructure is located in Preddvor that is 4 km away.

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