

## Ljubljana – Two charming houses in very popular area of Ljubljana

2.790.000 €



### Property details

Type:	House
Bedrooms:	2
Land included:	763 m <sup>2</sup>
Size:	570 m <sup>2</sup>
Region:	Ljubljana & Surroundings
City:	Ljubljana
Renovated:	2000



## Description

The houses are located in one of the most breathtakingly scenic and sought after locations in Ljubljana, in Rožna Dolina.

### House 1

This charming, restored, and sun filled stone house boasts the fine panoramic views, a cosy interior, and enchanting atmosphere.

The house was built in 1921, is 430 sqm and has 3 floors. The house was renovated between 1992-1995.

Currently the house is used as business/apartment house however it can be used as a family home too.

On the ground floor there are 4 spacious rooms, a kitchenette and a staircase.

In the extension there are 2 toilets and one larger area. A connecting corridor connecting both properties across the courtyard.

In the mezzanine (extension) there is a room of 20 sqm.

First floor: 3 larger rooms, one smaller room, two toilets.

Mezzanine (extension): room of 20 m<sup>2</sup>

On the second floor there is an apartment throughout the entire area. It consists of a larger balcony (terrace). In addition, there is a spacious living room, two bedrooms, a larger bathroom with toilet, kitchen, utility room, additional toilet.

### House 2

The house was built in 1921 and renovated in 2000. It is 240 sqm and has two floors. It is currently used as a residential-commercial house, but it can be used for both commercial activities and residential purposes.

The ground floor consists of a large room with a heating room, toilets, 2 larger rooms, a connecting corridor connecting both houses.

On the first floor there are toilets and a bathroom with a shower, 4 rooms.

There is a beautifully arranged area outside, perfect to spend time outdoors, with trees and a floral garden.

On the back of the house there is some extra land, with parking area for 5-6 cars. Additionally, a carport for 2 cars and one more on the courtyard.



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**The plot comprises of 763 sqm.**

**Rožna dolina is known as the location of many private clinics, so the property also offers a unique investment opportunity.**

**The houses can also be used as residential properties, as they offer an exceptional level of privacy. Suitable for those who want to live in the city center and at the same time enjoy the silence and privacy that this location offers.**

**All necessary infrastructure is located within few min walking. Highway 3 km.**

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