

Ljubljana surroundings – Luxury apartment just outside Ljubljana

750.000 €



Property details

Type:	Apartment
Bedrooms:	2
Size:	92 m2
Region:	Ljubljana & Surroundings
City:	Stanežiče
Built:	2023



Description

Villa Stanežiče is a contemporary, luxurious four-unit semi detached home located in a calm and popular neighborhood on the outskirts of Ljubljana.

The idyllic location of Villa Stanežiče gives residents direct contact with nature and an opportunity to enjoy an active lifestyle. Not far from the villa, you will find meadows and forests crisscrossed by numerous trails, bike paths, and even a golf course.

The three-level semi detached building (lower floor, upper floor, terrace), which features four luxury apartments and either 92sqm or 150sqm of living space with well conceived floor plans, makes the most of both interior and exterior spaces.

From the terraces of the bi-level apartments, you will have a beautiful view of Šmarna Gora, Staneški Hrib, and the surrounding hilltops. Meanwhile, the two ground floor apartments come with a spacious terrace and a lawn, which makes sure that Villa Stanežiče will provide a high level of comfort and privacy.

Also contributing to this sense of privacy are separate entrances to each apartment, a bike room, two proprietary parking spaces with a starting point for the installation of an electric vehicle charging station and a separate ventilation unit.

Unit A

Unit A is located on the ground floor of Villa Stanežiče. It is a two-bedroom apartment that extends on an area of 92 sqm indoors and 133 sqm outdoors in the form of a terrace and a lawn.

The unit comprises of a entrance, hallway, wardrobe, utility room, toilet, two bathrooms, master bedroom, additional bedroom and open living space with kitchen, dining room and living room area. There is a nice terrace with views over surrounding area and a garden.

The residential unit has a separate entrance, a bike room, and two parking spaces with a starting point for the installation of an electric vehicle charging station.

In addition to a separate ventilation system and floor heating, the unit is equipped with an electric wall radiator (in the bathroom) and panoramic windows, while the planned flooring consists of ceramics (bathroom, foyer) and multi-ply parquet.

Price: 750.000 €

Unit B

Unit B is located on the ground floor of Villa Stanežiče. It is a two-bedroom apartment that extends on an area of 92 sqm indoors and 133 sqm outdoors in the form of a terrace and a lawn.

The unit comprises of an entrance, hallway, wardrobe, utility room, toilet, two bathrooms, master bedroom, additional bedroom and open living space with kitchen, dining room and living room area. There is a nice terrace with views over surrounding area and a garden.

The residential unit has a separate entrance, a bike room, and two parking spaces with a starting point for the installation of an electric vehicle charging station.

In addition to a separate ventilation system and floor heating, the unit is equipped with an electric wall radiator (in the bathroom) and panoramic windows, while the planned flooring consists of ceramics (bathroom, foyer) and multi-ply parquet.

Price: 750.000 €

Unit C (duplex apartment)

The three-bedroom, on the first floor, Unit C in Villa Stanežiče offers not just a spacious interior (150 sqm), but also two terraces with a combined area of 75 sqm, from where a panoramic view of the surroundings opens up.

The unit comprises of an entrance, hallway, pantry, utility room, two bathrooms, master bedroom, two additional bedrooms and open living space with kitchen, dining room and living room area. There are two terraces with views over surrounding area as well.

The residential unit has a separate entrance, a bike room, and two parking spaces with a starting point for the installation of an electric vehicle charging station.

In addition to a separate ventilation system and floor heating, the unit is equipped with an electric wall radiator (in the bathroom) and panoramic windows, while the planned flooring consists of ceramics (bathroom, foyer) and multi-ply parquet.

Price: 1.150.000 €

Unit D (duplex apartment)

The three-bedroom, on the first floor, Unit D in Villa Stanežiče offers not just a spacious interior (150 sqm), but also two terraces with a combined area of 75 sqm, from where a panoramic view of the surroundings opens up.

The unit comprises of an entrance, hallway, pantry, utility room, two bathrooms, master bedroom, two additional bedrooms and open living space with kitchen, dining room and living room area. There are two terraces with views over surrounding area as well.

The residential unit has a separate entrance, a bike room, and two parking spaces with a starting point for the installation of an electric vehicle charging station.

In addition to a separate ventilation system and floor heating, the unit is equipped with an electric wall radiator (in the bathroom) and panoramic windows, while the planned flooring consists of ceramics (bathroom, foyer) and multi-ply parquet.

Price: 1.150.000 €

***Visualization of the potential interior layout included**

All infrastructure is located within 5 km. City centre 10 km, Ljubljana Airport 22 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