

Ljubljana – Brod – Two-Family House in a Peaceful Area Near Šmarna Gora

1.150.000 €



Property details

Type:	House
Bedrooms:	4
Land included:	437
Size:	392,10
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	1972
Renovated:	2025



Description

In one of the most peaceful and sought-after locations in Ljubljana, in the Brod area, just 15 minutes from the city centre and in the immediate vicinity of Šmarna Gora, a spacious two-family house is for sale. It is situated in a well-maintained and green environment, offering all the benefits of living in nature while maintaining excellent transport connections to the city.

The house was built in 1972 and renovated in 2005, 2006, and most recently in 2025. The total net area is 392.10 sqm, spread across three levels: basement, ground floor, and upper floor.

It is designed as a two-family residence with separate entrances, making it suitable for comfortable multi-generational living or for two families living independently.

Basement:

The basement includes a hallway, bathroom, multipurpose room with access to the garden (which can be used as an office, gym, or relaxation space), an additional room, a large garage for three cars, a utility room, and a heating room.

Ground Floor:

The ground floor houses the first apartment, measuring 144.80 sqm. It includes a bathroom, kitchen, dining area, living room, two bedrooms (one with access to a balcony), and an additional room that can be adapted to various needs. This apartment also includes a 24.50 sqm garage and a 9.40 sqm basement storage room.

Currently, this apartment is undergoing a complete renovation, which will be completed by mid-August 2025. Upon moving in, the bathroom will be fully equipped, and the rest of the apartment will be left flexible for the new owner's customization.

Upper Floor:

The second, larger apartment on the upper floor has a total area of 157.10 sqm. It features a bathroom with both a bathtub and a shower, a separate toilet, two bedrooms, a kitchen with dining area, and a spacious living room. It also includes a 19.00 m² garage and a 32.50 sqm basement storage room.

This apartment was fully renovated in 2006 and is being sold fully furnished. The furnishings include all major appliances (dishwasher, oven, fridge with freezer, stovetop), high-quality furniture, and air conditioning. All rooms are functionally furnished: the bedrooms have beds and wardrobes, while the living room includes a comfortable sofa and dining table.

There is ample parking available in front of and next to the house - space for at least six cars, partially in enclosed garages and partially on a paved driveway.

Land plot: 437 sqm. The house is surrounded by a beautiful garden, offering a pleasant space for socializing, relaxing, and spending time outdoors.

This is an exceptional opportunity for anyone looking for a comfortable, spacious, and bright two-family home with an excellent layout, located in a tidy and peaceful environment while still enjoying all the benefits of being near the city. The property is ideal for large families, multi-generational living, or friends who want to live together while maintaining privacy.

All necessary infrastructure is available nearby: elementary school, kindergarten, shops, pharmacy, bank, post office, bus stop, and highway access.

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