

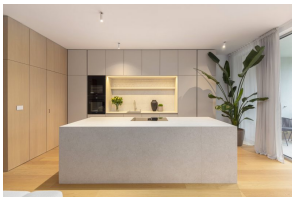
## Ljubljana Centre – Superb high-end apartment in the prestigious Šumi Complex

### RENTAL



#### Property details

Type:	Apartment
Bedrooms:	3
Size:	162 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	2021



## Description

Available for rent is a stunning, fully furnished luxury apartment located in the highly sought-after Šumi complex—one of Ljubljana's most prestigious residential buildings.

This high-end residence combines elegant interior design, premium furnishings, and top-of-the-line appliances, offering the perfect blend of comfort, sophistication, and modern convenience.

Situated on the 3rd floor, the apartment offers 145.4 m<sup>2</sup> of living space, complemented by an additional 16.1 m<sup>2</sup> of balcony spaces. Upon entering, you are welcomed into a spacious entrance hall featuring wardrobes and a large mirror, creating an inviting and functional first impression.

The hallway opens into a bright and expansive open-plan living area with floor-to-ceiling windows. The living and dining areas are stylishly furnished, including a custom-built, fully equipped kitchen featuring:

- Miele oven, wine fridge, induction cooktop, and dishwasher
- Liebherr fridge and freezer
- Jura coffee machine
- WMF cookware and cutlery
- Villeroy & Boch tableware

Off the kitchen is a fully equipped utility room, complete with a Miele washer and dryer, Dyson vacuum, iron, and ample built-in cabinetry for storage.

The elegant dining area comfortably seats eight, while the living space includes a large sofa, bioethanol fireplace, premium sound system, and a large-screen TV. Custom-made built-in cabinetry provides additional storage, and air-conditioning ensures year-round comfort.

From this space, you can access the spacious balcony, furnished with a comfortable seating area and equipped with electric sunshades—perfect for relaxing or entertaining outdoors.

A set of custom-crafted wooden doors separates the living space from the private sleeping quarters, ensuring peace and privacy.

The sleeping area features a wide hallway with floor-to-ceiling built-in wardrobes, two beautifully appointed bedrooms, each with a French-style balcony and air conditioning and a luxurious shared bathroom with a walk-in shower. At the end of the hallway lies the master suite, complete with a spacious bedroom area, a walk-in wardrobe and an elegant ensuite bathroom featuring a double sink and a bathtub.

**Other highlights of the apartment are high ceilings throughout, underfloor heating and recuperation system.**

**It comes with two parking spaces and a dedicated storage room on the 3rd basement floor.**

**The building offers a concierge service and 24/7 security. This apartment is an exceptional offering for tenants who appreciate luxury, security, and a prime city-centre location. With its combination of designer furnishings, top-quality finishes, and unmatched amenities, it provides a truly refined living experience in the heart of Ljubljana.**

In case of a successful rental agreement, the real estate agency shall charge the tenant RENTAL SERVICES including: drafting of rental agreement, negotiation support, organization & coordination of viewings, meetings and notary appointments, property hand-over and drafting of the hand-over record with meter readings, aiding in the bill transfer, preparing and storing of photo material, in accordance with the company price list, amounting to 5.000 Eur + 22%VAT