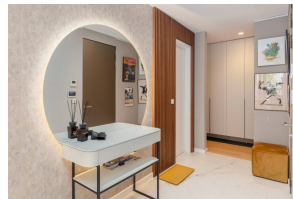
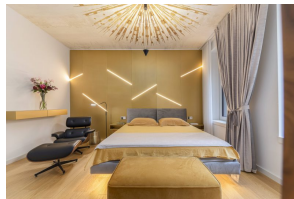


Ljubljana Centre – Superb spacious 4-bedroom apartment in the prestigious Šumi Complex



Property details

Type:	Apartment
Bedrooms:	4
Size:	288,5 m ²
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	2021



Description

An exceptional opportunity to own a one-of-a-kind, fully furnished luxury residence in the heart of Ljubljana's city centre.

Situated in the sought-after Šumi Complex—one of the capital's most prestigious residential buildings—this beautifully designed apartment offers 257 m² of interior living space and 31.5 m² of private balconies, delivering unmatched elegance and comfort.

Originally two separate units, now combined into one expansive residence with a seamless, open-plan design.

A spacious and welcoming elegant entrance hall.

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 with high-end appliances. Off the kitchen is a walk-in pantry/storage room with cupboards. This space has direct access to a spacious balcony furnished with both a table with six chairs as well as a comfortable seating area and equipped with electric sunshades, making it perfect for relaxing or entertaining outdoors.

A separate lounge area, divided by elegant double-leaf glass doors, includes elegant sofas, ambient lighting, TV, gym equipment, and a foosball table. This area also offers access to a second spacious balcony.

The sleeping area features a spacious main bedroom with a large walk-in closet. Opposite to it is the main bathroom featuring a sauna and a shower. Two well-proportioned kid's bedrooms - one double and one single with a sofa - both overlooking the quiet inner atrium. Another bathroom, equipped with a bathtub, a shower and a double sink. On the other side of the hallway is another bedroom with a double bed. Two guest's toilets, both conveniently located next to the entry halls. A utility area with cupboards and washing and dryer machine is in the hallway.

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

It comes with three parking spaces and two dedicated storage rooms on the 4th basement floor.

The building offers a concierge service and 24/7 security. This is a rare opportunity to acquire a turn-key luxury home in one of Ljubljana's best residential developments. Ideal for discerning individuals or families seeking high-end urban living in a secure and prestigious environment.

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.