

## Beautiful 2-Room Apartment for Rent in Central Ljubljana – Newly Built, Fully Furnished



### Property details

Type:	Apartment
Bedrooms:	1
Size:	110,50 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	2023



## Description

Located in a newly constructed building in the heart of Ljubljana (completed in 2023), this premium two-room apartment offers 110.50 m<sup>2</sup> of total space, including a living area of 67.80 m<sup>2</sup>. Positioned on the 1st floor of a 7-story building with elevator access, the unit is west-facing and comes with high-end furnishings and one garage parking space.

### Key Features:

Living area: 67.80 m<sup>2</sup>

Terrace: Spacious 36.50 m<sup>2</sup>

Loggia: 6.20 m<sup>2</sup>

Basement storage: 6.93 m<sup>2</sup>

Garage parking space: 13.60 m<sup>2</sup>

Monthly rent: €2,500.00

Set in a highly desirable central location, the apartment offers immediate access to city institutions, shops, restaurants, cafés, and cultural attractions. At the same time, it is just a short walk from the green spaces of Tivoli Park and Rožnik, providing the perfect balance between urban convenience and nature.

### Interior Layout:

The apartment features a functional and stylish floor plan with:

Entrance hallway with custom built-in wardrobes

Guest WC and separate utility room

**Master bedroom with en-suite bathroom and walk-in closet**

**Open-concept living, kitchen, and dining area**

**Access to a loggia and a large private terrace (36.50 m<sup>2</sup>)**

**Additional Amenities:**

**Basement storage unit**

**One parking space in the underground garage (possibility to rent another parking space)**

**Shared bicycle storage area**

**Fiber-optic internet ready**

**High energy efficiency (Class A2)**

**Heating & Cooling:**

**Climate control is provided via underfloor heating and cooling systems, along with ceiling-mounted convectors. A centralized ventilation system ensures excellent air quality and comfort throughout the year.**

**Rental Terms:**

**Ideal for a single professional or a couple**

**Pets are not permitted**

**Security deposit: 4 months' rent**

**Available immediately**

**Long-term rental only (minimum lease term: 12 months)**

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 2.500 Eur + 22%VAT