

Ljubljana – Multi-Unit Residential Building in Vi?

1.625.000 €



Property details

Type:	House
Bedrooms:	8
Size:	312,10 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana
Renovated:	2025



Description

A fully renovated multi-unit residential building with an auxiliary structure is for sale in the accessible and sought-after neighborhood of Vič, just steps from the city center of Ljubljana. Renovated in 2025 with high-quality materials and modern finishes, this property offers comfortable living or excellent investment potential.

Layout - Residential Area (Total Living Area: 312.1 sqm + 57,8 sqm of common area)

- **Ground Floor - Apartment 1 (74.1 sqm):**
 - Entrance hall
 - Kitchen with dining area
 - Living room
 - Two bedrooms
 - Bathroom with toilet
- **1st Floor - Apartment 2 (113.1 sqm):**
 - Spacious entrance hall
 - Kitchen with dining area
 - Bright living room with access to the balcony
 - Three bedrooms
 - Storage room
 - Bathroom
 - Separate toilet
- **2nd Floor - Apartment 3 (124.9 sqm):**
 - Entrance hall
 - Kitchen with dining area
 - Living room with balcony
 - Three bedrooms
 - Storage room
 - Bathroom
 - Separate toilet

Additional Spaces (294.1 sqm):

The ground floor includes a large auxiliary structure with versatile potential - from storage to conversion into commercial space or additional residential units (subject to change of use and completion).

Key Advantages of the Property

- **Complete Renovation in 2025**
New electrical and plumbing installations, flooring, windows, roof, and facade - no additional investment needed.
- **Three Separate Apartments (GF + 2 Floors)**
Each apartment occupies its own floor - spacious, full of natural light, and with separate entrances.
- **Modern Layout with Abundant Light**
Open-plan living areas, large windows, and thoughtful design for a comfortable lifestyle.
- **Auxiliary Building (209 sqm)**
Potential to develop three duplex apartments - ideal for further investment or expanding rental offerings.
- **Prime Location in Vič**
Close to the city centre yet surrounded by greenery - a rare and desirable combination.
- **Flexible Use Options**
Perfect for long-term or short-term rentals, multi-generational living, or a mix of both.

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