Ljubljana surroundings – Modern and Energy-Efficient Home with Unique “V”-Shaped Architecture

2.290.000 €









Property details

Type:	House
Land included:	638 m2
Size:	318,40 m2
Region:	Ljubljana & Surroundings
City:	Domžale
Built:	2014

Description

Located in a peaceful and well-maintained neighborhood near Ljubljana (Domžale), this contemporary, low-energy single-family home stands out with its striking “V”-shaped architectural design, functional layout, and exceptional living comfort.

Architecturally Refined Design

The house spans three levels – a basement, ground floor, and upper floor. Its open floor plan and double-height spaces provide a remarkable sense of spaciousness and natural light throughout the day.

Basement (eastern wing) includes:

- **Technical and utility rooms**
- **Storage area**
- **Small home gym**

Ground floor:

- **The main entrance is positioned on the south side of the building, tucked into a modern recess that opens into a double-height foyer with a striking floating staircase.**
- **The eastern wing of the ground floor houses an open-plan kitchen, dining area, and a spacious living room centered around a contemporary bioethanol fireplace.**
- **The western wing includes a home office, guest toilet, and a luxurious wellness area with a sauna and jacuzzi – perfect for relaxation in the comfort of your home.**

Upper floor:

- **Features several bedrooms, each with its own en-suite bathroom, providing a high degree of privacy, comfort, and natural light.**
- **Five Solatube skylight modules provide additional natural lighting to the bathrooms and central staircase area.**

Natural Light and Energy Efficiency

The home’s design ensures optimal natural light throughout the year:

- **In the morning, sunlight enters through the east-facing windows in the kitchen and dining area.**
- **At midday, the sun floods the living room through a large panoramic window on the southern facade.**
- **In the afternoon, western-facing glass walls provide a warm, inviting atmosphere in the living areas.**

Thoughtfully positioned glazing enables passive solar heating in winter, while also preventing overheating in summer – an ideal setup for sustainable living.

The house boasts exceptional energy efficiency and complete living comfort. Heating is provided by a water-to-water heat pump (with a valid water permit), which ensures space heating, domestic hot water preparation, and pleasant active cooling during the summer months.

A central ventilation system with heat recovery maintains a healthy and comfortable indoor climate, supplying fresh air with minimal heat loss.

The property is equipped with a video surveillance system and an alarm system, ensuring total safety and peace of mind.

For a perfectly maintained outdoor area, the Rainbird automatic irrigation system and robotic lawn mower take care of the garden effortlessly.

A 14.35 kW solar power plant is installed on the roof, combined with a 12.9 kWh battery storage system, providing a high level of energy self-sufficiency.

Additional convenience is offered by an 11 kW electric vehicle charging station, allowing for easy and efficient home charging.

Outdoor Living and Landscaping

The property includes a modern detached carport, partially sunken and topped with a green roof. It not only provides practical covered parking but also acts as a natural visual barrier from the street, integrating harmoniously with the garden and overall landscape.

The green space above the carport, combined with thoughtfully planted pathways and the architectural alignment with the main building, creates a strong sense of privacy and connection to nature.

Outdoor Kitchen – Extend Your Living Space

A modern outdoor kitchen is located on the terrace, directly connected to the main living area. It offers the perfect space for entertaining, cooking outdoors, and enjoying warm days with family and friends. The terrace and outdoor kitchen seamlessly connect to the garden and the green roof above the carport, forming a cozy and inviting outdoor retreat.

Additional shed for storage (19sqm) on the back of the house.

Possibility to build a swimming pool (subject to obtaining the appropriate building permit).

An Ideal Location for Family Living

This property is perfect for a family seeking high-quality and comfortable living near Ljubljana. All essential infrastructure is within walking or short driving distance:
schools, kindergartens, shops, a health center, and recreational areas. Easy access to main roads and the motorway ensures excellent connectivity.

Suitable for: Families or discerning individuals who appreciate modern architecture, natural light, and sustainable living solutions.

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% + VAT.