

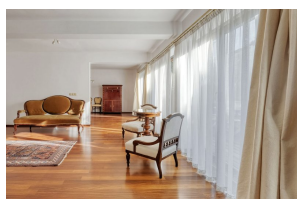
## Ljubljana, Vi? – Spacious 4-Bedroom Detached House in a Prime Residential Neighborhood RENTAL

2.600 €



### Property details

Type:	House
Bedrooms:	4
Land included:	611 m2
Size:	182,40 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana
Built:	1990
Renovated:	2024



### Description

A spacious and bright 4-bedroom detached house is available for rent in the well-maintained and sought-after Kolezija neighborhood, built in 1990 and refreshed in 2024.

The house is 182.40 sqm set on a generous 611 sqm plot with a nice terrace and garden area.

The house is fully furnished with quality furniture and offers an open and functional layout across two floors (ground floor + 1st floor).

The entrance hall leads to the right into a bright living room with dining area and a separate kitchen with a convenient pantry. From the central area there is direct access to the spacious terrace, connected to the garden area. The ground floor also includes a garage and a guest toilet.

A quality wooden staircase leads to the upper floor, where the sleeping quarters are located: 4 bedrooms and two bathrooms. Two of the bedrooms have access to a spacious balcony.

The bathrooms include underfloor heating. Heating throughout is gas-powered.

The house also includes a private garage for one car, with additional parking available in front of the house, a spacious terrace with an awning, and a private atrium.

Price: €2,600/month + utility bills

Parking: garage and in front of the house

Security deposit: 2 month's rent

Available immediately

The location is exceptional — within easy reach of all essential infrastructure, including a post office, bank, shops, school, kindergarten, LPP public transport, the Kolezija outdoor pool, and Ljubljana city centre.

The house is available for rent for a period of 11 months, with the possibility of extension.

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 2.600 Eur + 22%VAT

