



Ljubljana Area, Bokalce – A Luxurious 3-Bedroom Modern Villa with Private Pool

EUR 3.000.000,00



Property details

Type:	House
Bedrooms:	3
Land included:	772
Size:	461,2 m2
Region:	Ljubljana & Surroundings
City:	Ljubljana, Bokalce
Built:	2023



Description

Location:

The house is part of the exclusive Vila Bokalce development, a haven of tranquility spanning almost 30,000 m2. Nestled amidst the Polhov Gradec Hills, the Ljubljana Marshes, and the majestic mountain Krim, residents enjoy unobstructed panoramic views. The development features 37 low-energy villas strategically arranged in four arrays, ensuring privacy and a sense of exclusivity.

Common Areas:

Designed with a focus on community, Vila Bokalce boasts meticulously landscaped common areas, including four children's playgrounds, two outdoor fitness areas, and a private mini-golf course for residents. The villa plots are thoughtfully separated by hedges of uniform height, creating a harmonious and aesthetically pleasing environment.

Property Details:

- Size: 461.2 m2, with a living area of 357.5 m2
- Built in: 2023
- Land: 772 m2
- Layout: Basement + Ground Floor + First Floor
- Energy Efficiency: Embracing modern sustainability, this home is designed to be energy-efficient.
- Features:
 - Private Lift: Elevate your living experience with a private lift, seamlessly connecting each floor.
 - Pool: Enjoy the epitome of leisure and relaxation on your beautiful and spacious terrace, complete with a private pool.

Interior Layout:

Ground Floor: The heart of the home, an open-concept living area seamlessly connected with the dining room and kitchen, extends to a captivating terrace with a pool. A bathroom and utility area complete the ground floor.

First Floor: A grand entrance hall welcomes you to two bedrooms, a bathroom, and a master bedroom featuring a separate wardrobe area.

Immerse yourself in the pinnacle of modern luxury, where contemporary design meets the tranquility of nature. This residence,



crafted with meticulous attention to detail, promises an unparalleled lifestyle. Don't miss the opportunity to make this exceptional property your own. Contact us to schedule a private viewing and experience the epitome of refined living at Vila Bokalce.

The seller's conditions are that the buyer reimburses part of the selling costs of 2% + VAT calculated on the contractual value of the property.