



Medvode, Rakovnik - Smart, Energy-Efficient Homes in a Peaceful Setting Just Outside Ljubljana

EUR 945.000,00

Property details

Type:	House
Bedrooms:	4
Land included:	1104 m ²
Size:	227 m ²
Region:	Ljubljana & Surroundings
City:	Ljubljana Area, Medvode
Built:	2024



Description

About the Neighborhood

Rakovnik is a thoughtfully planned residential community nestled between a forest to the south and non-buildable farmland to the north. Just 8 km from Ljubljana, it offers the perfect blend of natural serenity and urban convenience. The development will consist of 31 detached family houses; 28 units from the first and second phases are already completed and occupied. The final 3 homes are part of the third and final construction phase.

The neighborhood features low-traffic internal roads, reserved only for residents. A basketball court is set up at the turning circle, enhancing the family-friendly atmosphere.

Floor Plan & Layout

Each home includes:

Ground Floor (77.38 m²)

- Entrance hall
- Utility/storage room
- Guest WC
- Home office
- Open-plan living room with kitchen and dining area

First Floor (91.35 m²)

- Hallway and staircase
- Two full bathrooms
- Three children's bedrooms
- Master bedroom with walk-in closet



Garage (35.8 m²)
Covered terrace & external storage: 27 m² combined
Total net living area: 227 m²

Available Units

Prices in the current phase (4th extended construction phase)

House D-30 - plot 686 m² - price: €850,000 (excl. VAT)
House D-31 - plot 1,104 m² - price: €945,000 (excl. VAT)

Turnkey Prices

House D-30 - plot 686 m² - price: €1,000,000 (excl. VAT)
House D-31 - plot 1,104 m² - price: €1,095,000 (excl. VAT)

Technical Specifications

Each home features contemporary architecture and premium equipment:

- Triple-glazed wooden windows by WD-GROUP with electric external blinds
- DELUTECH entrance door with fingerprint scanner, NFC access, LED handle lighting
- High-end bathroom equipment: Catalano sanitaryware, GROHE fittings, walk-in shower, bathtub, rain shower
- Underfloor heating throughout both levels
- DAIKIN air-to-water heat pump
- ZEHNDER ventilation system with heat recovery and integrated water purification filter
- Smart home system: control lights, blinds, intercom, heating, and alarm system via mobile app
- Fire detection system, carbon monoxide alarm, fire extinguisher, alarm, and security cameras - all mobile-operated
- Double garage with storage and pre-installation for EV charging
- Optional pergola available for west-facing terraces (additional cost)

Location Highlights

Rakovnik boasts a sun-drenched hillside location in the Gorenjska region with open views of the Kamnik-Savinja Alps. Despite the peaceful natural surroundings, the area offers quick access to all essential infrastructure:

- Kindergarten Sora (700 m), Primary School Preska - Sora Branch (700 m)
- Post office, library, and health center in Medvode (2.2-2.5 km)
- Shops: Spar (2.3 km), Mercator (2.6 km), Hofer (3.4 km)
- LPP bus line 15

Nearby attractions and nature spots:

- Natural swimming area Sora (900 m)
- Zbilje Lake (4.2 km), Trboje Lake (9.5 km)
- Polhov Gradec Hills, Osolnik hiking trail, St. James' Church, Smednik Castle ruins
- Smednik Golf Course, tennis courts

Rakovnik is a rare opportunity to live in harmony with nature, while enjoying state-of-the-art comfort and fast access to Ljubljana. A premium choice for families who value privacy, quality, and smart living.