



Gorenjska Region, Kranj - High-End Commercial and Residential Property in a Prime Traffic Location

EUR 1.995.000,00

Property details

Type:	Commercial
Land included:	803 m ²
Size:	396.7 m ²
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Kranj
Built:	2013



Description

The building has two levels (ground floor + first floor), with separate entrances for the business and residential sections, ensuring privacy and flexibility.

COMMERCIAL PREMISES

The ground floor and first floor host fully equipped commercial spaces, ideal for a range of services: office work, fitness, beauty or hair salons, medical, dental, physiotherapy, or wellness services. The ground floor includes a reception with a waiting area, three individual rooms (10-22 m²), a large open space (90 m²), auxiliary room, storage area, a bathroom with WC, an additional separate WC, and a hallway with a wardrobe.

On the upper floor, there are five more separate service rooms, a waiting area, and a hallway. The business spaces are built with high-quality materials, fully furnished, air-conditioned, and accessible to people with reduced mobility.

RESIDENTIAL UNIT

Located on the first floor, the apartment features a kitchen with dining area, a living room with access to a balcony, three rooms, a master bedroom with a private balcony, two bathrooms with toilets, and a hallway. The floors are vinyl, bathrooms are tiled, and the windows are aluminum. Heating is provided via a heat pump, and the property features modern ventilation with heat recovery.

The apartment is partially furnished and ready for immediate occupancy. Due to its functional layout, it can also be converted into two separate two-bedroom apartments.

ADDITIONAL FEATURES

The building is energy-efficient, equipped with a smart 19.2 kW solar power system and a fast electric vehicle charging station. The courtyard is paved and includes 17 parking spaces. A separate outdoor storage unit (approx. 20 m²) is also located on the plot. All documentation is in order, including a building and occupancy permit.

The location offers excellent visibility for business promotion and is just a 4-minute drive from the motorway entrance. All essential



infrastructure is nearby.

Seller's condition: Buyer is expected to cover 2% + VAT of the purchase price as reimbursement for part of the selling costs.

An exceptional opportunity to combine business and living in one prestigious and well-connected location.