



Spacious apartment in the city centre near The Dragon Bridge

EUR 450.000,00

Property details

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| Type: | Apartment |
| Bedrooms: | 3 |
| Size: | 97.9 |
| City: | Ljubljana |
| Built: | 1939 |



Description

We are offering for sale this bright and spacious 4-room apartment measuring 97.90 m² on the 1st floor of a well-maintained building without an elevator. A desirable location in the city center on Trubarjeva Street 39, near Zmajski Bridge and Ljubljana Market.

The apartment is characterized by large, airy spaces, functional architecture, and plenty of natural light. A special added value is the architectural concept of the apartment, which with an excellent layout of rooms offers a unique, connected environment, open to two sides of the sky (north and south). The apartment also includes shared use of a large terrace at the back of the building, where a private outdoor corner can be arranged, and a 12.5 m² large cellar.

Heating is provided by gas (currently a shared stove for 3 apartments), the building has a water meter, and electrical connections are separate. The apartment has tiled stoves, which have not been used for a long time, and the usability of the chimneys would need to be checked. The property requires a complete renovation, which with a thoughtful concept will offer new owners a unique living space designed according to their needs and wishes. Due to its size and location, the apartment is an excellent opportunity both for comfortable family living and as an investment, and it is also suitable for conducting business activities. Parking is possible with a permit on nearby streets or in one of the nearby garage houses.

Seller's condition: the buyer assumes payment of 2% real estate transfer tax. The buyer does not pay brokerage fees.

For additional information and to arrange a viewing appointment, we are gladly at your disposal. Welcome!