



## Bright unit in a two-apartment building in Tomišelj - terrace, atrium, and quiet location near Ljubljana

EUR 460.000,00

### Property details

|                |                          |
|----------------|--------------------------|
| Type:          | Apartment                |
| Bedrooms:      | 3                        |
| Land included: | 228 m2                   |
| Size:          | 151 m2                   |
| Region:        | Ljubljana & Surroundings |
| City:          | Ljubljana                |
| Built:         | 2012                     |



## Description

The house is distinguished by a thoughtful room layout and southern orientation, which allows plenty of natural light throughout the day. On the ground floor, there is a cozy living area where the living room connects with the dining room and kitchen in an L-shape. Next to the dining area, a pleasant corner is created for relaxed sitting with a view of the green atrium, and the ambiance is complemented by a wood-burning fireplace that adds warmth and a homely feeling to the space. In addition to the living area, the ground floor also includes a guest toilet and a practical utility room with storage space.

The sleeping area is located on the upper floor, where there is currently a spacious children's room that can be easily converted into two separate bedrooms. A special character is given to the home by the master bedroom with a raised ceiling and gallery, creating a sense of openness and airiness while also offering plenty of space for a wardrobe. The upper floor also includes a bathroom equipped with a shower and bathtub. Stairs lead to an additional multipurpose room in the upper part of the house, currently arranged as a home office, but it can also serve as a workspace, studio, or extra room.

The house is sold partially furnished with selected furniture in a modern Scandinavian style, emphasizing brightness, warmth, and timeless elegance of the space.

From the kitchen and living area, there is access to a wooden terrace with a lawn, where an intimate outdoor space is arranged for relaxation, socializing, and pleasant evenings outdoors. Additional practicality is provided by a storage room near the entrance, and in front of the house, there is space for parking three cars with an electric charging station.

Heating is arranged via underfloor heating through a heat pump, and the roof is prepared for the installation of solar collectors. The location has a fiber optic network.

The property is located in a well-maintained settlement in Tomišelj at the foot of Krim, where nature offers numerous opportunities for recreation, walks, and active leisure. The location also provides an excellent balance between peaceful living and proximity to the city.

The seller's condition is that the buyer assumes payment of the real estate transfer tax (DPN) amounting to 2% of the contractual value of the property.

If you imagine living in a bright home surrounded by nature and yet close to the city, we invite you to contact us and arrange a



**viewing appointment for this interesting property.**