



## Apartment in the heart of Ljubljana, where comfort and the pulse of the city intertwine

EUR 490.000,00

### Property details

|            |      |
|------------|------|
| Bedrooms:  | 1    |
| Size:      | 93,2 |
| Built:     | 1922 |
| Renovated: | 2019 |



### Description

During the renovation, all installations were replaced, the parquet flooring, wall surfaces, and bathroom were refurbished, allowing for immediate comfortable living without any additional investment. The property is fully furnished and architecturally refined, designed with a sense of aesthetics, high-quality materials, and a thoughtfully planned layout. Heating is provided via electricity (central heating with hot water radiators), with the option to connect to gas heating as well (the connection is located in the hallway in front of the entrance door).

The apartment impresses with large window surfaces, an abundance of natural light, and open views of the surroundings, creating a pleasant sense of airiness and spaciousness. Upon entering, you are welcomed by a pleasant entrance hall leading to a bathroom with a shower and a separate utility room. The central part of the apartment is a spacious and bright kitchen that connects all living areas and creates a welcoming heart of the home. From the kitchen, there is access to a cozy bedroom and an exceptionally large living area, functionally divided into a workspace, dining area, and comfortable lounge area for relaxation.

The property is currently designed as a spacious one-bedroom apartment; however, the size and layout of the living area allow for an easy conversion into a functional two-bedroom apartment.

A special added value of the property is its location in the immediate vicinity of the emerging Ljubljana Passenger Center and the new mixed-use Emonika complex, both of which will significantly contribute to the further development and value of this part of the city, while also bringing new business, shopping, and service amenities to the surrounding area.

An additional advantage of the property is the secured parking space in the courtyard of the building. The building does not have an elevator, although one could potentially be added on the courtyard side of the property. The façade, roof, and interior staircase are still awaiting renovation. The apartment also includes a basement storage unit measuring 6.6 m<sup>2</sup>.

The land registry status is currently not yet fully regulated, as the establishment of condominium ownership under the ZVETL procedure is in its final stages. The property has an occupancy permit.

The seller's condition is that the buyer assumes payment of the 2% real estate transfer tax.

For additional information or to arrange a viewing, we will be happy to assist you.