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# Modern Luxury House with 2 Apartments



# Info Agente

Nombre: ArKadia

Nombre empresa:

País: Reino Unido

Teléfono:

Languages: Dutch, English, French,

German, Italian, Polish, Portuguese, Romanian,

Russian, Spanish,

Swedish

# Detalles del anuncio

Propiedad para: Venta

Precio: USD 673,645.92

### Ubicación

País: Eslovenia

Estado/Región/Provincia: Slovenj Gradec Ciudad: Slovenj Gradec

Código postal: 2380

Publicado: 17/10/2025

Descripción:

FOR SALE – Laura's House, Gmajna 20a, 2380 Slovenj Gradec, Slovenia

Modern Luxury Home with Separate Apartment, Solar Power System, 2,000 m<sup>2</sup> Land, and Convertible Attic

Nestled in the peaceful natural surroundings of Gmajna near Slovenj Gradec, Laura's House is a spacious, elegantly furnished, and energy-efficient property that combines modern comfort, sustainable living, and multiple development opportunities.

Just a 10-minute walk from the town centre and a 20-minute drive to the Kope ski resort, this home offers the perfect balance between tranquility and convenience.

#### **Property Highlights**

- Total living area: approx. 350 m<sup>2</sup> (main residence + separate apartment + technical/workspace)
- Additional areas: 100 m<sup>2</sup> attic (with potential for conversion into extra living space) + 70 m<sup>2</sup> terrace (half covered with tempered glass roof)
- Land: 2,000 m<sup>2</sup> landscaped plot with garden, lawn, and potential for further development
- Energy efficiency: high-grade insulation (20 cm YTONG + 15 cm additional insulation) and installed solar power system ensuring low operating costs

#### Layout & Accommodation

• Main Residence (upper floor):

Spacious open-plan living and dining area, modern fully equipped kitchen, three bedrooms, and two

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bathrooms – one with a massage shower and steam function, the other with a home solarium.

• Independent Apartment (ground floor, 60 m<sup>2</sup>):

Separate entrance, kitchen, bathroom, living room, and bedroom – ideal for guests, rental income, or multigenerational living.

• Technical / Workshop / Utility Area:

Multifunctional space suitable for storage, hobbies, or a small business.

• Recreation Room:

Includes billiards table, table football, massage chair, and fitness equipment.

• Outdoor Space:

Large terrace with BBQ area, landscaped garden, and ample parking.

• Access:

Paved road with public lighting.

Key Advantages

- Excellent opportunity for comfortable family living or investment (rental potential of two units + option for a third in the attic)
- Exceptionally low energy costs due to solar panels and strong insulation
- Proven rental history: successfully listed on Booking.com (Laura's House) with outstanding guest reviews
- Close proximity to Kope Ski Resort, Pohorje, Ribniška koča, and numerous hiking and cycling trails (including the popular "Štrekna" route)
- Fully documented, easily accessible, and located in a peaceful, sunny neighborhood

#### Común

Pies cuadrados terminados: 350 m2 Tamaño del lote: 2000 m2

#### **Building details**

Número de plantas: 3

## Lease terms

Date Available:

# Información adicional

URL sitio web: http://www.arkadia.com/CA-T274740/?utm\_campa

ign=multicast&utm\_medium=web&utm\_source=I

MLIX.COM

# **Contact information**

IMLIX ID: IX7.725.445

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