



## Modern Luxury House with 2 Apartments



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 683,816.33

### Elhelyezkedés

Ország:	Slovenia
Állam/Régió/Tartomány:	Slovenj Gradec
Város:	Slovenj Gradec
Irányítószám:	2380
Feladta:	2025. 10. 17.
Leírás:	

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



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- 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.

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## 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 "Štekna" route)
- Fully documented, easily accessible, and located in a peaceful, sunny neighborhood

## Gyakori

Kész négyzetméter:	350 nm
Telekméret:	2000 nm

## Building details

Emeletek száma:	3
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## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/CA-T274740/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/CA-T274740/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

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