



Modern Luxury House with 2 Apartments



Informazioni sull'Agente

Nome: ArKadia
Nome della ditta:
Nazione: United Kingdom
Telefono:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per: Saldi
Prezzo: USD 683,816.33

Posizione

Nazione: Slovenia
Stato / Regione / Provincia: Slovenj Gradec
Città: Slovenj Gradec
Cap: 2380
Pubblicato: 17/10/2025

Descrizione:

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

Modern Luxury Home with Separate Apartment, Solar Power System, 2,000 m² 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 m² (main residence + separate apartment + technical/workspace)
- Additional areas: 100 m² attic (with potential for conversion into extra living space) + 70 m² terrace (half covered with tempered glass roof)
- Land: 2,000 m² 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.

- Independent Apartment (ground floor, 60 m²):

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

Comune

Finito piedi quadrati:	350 mq
Dimensione del lotto:	2000 mq

Building details

Numero di piani:	3
------------------	---

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito:	http://www.arkadia.com/CA-T274740/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
---------------	---

Contact information

IMLIX ID:	IX7.725.445
-----------	-------------



IMLIX

Mercato Immobiliare IMLIX

<https://www.imlix.com/it/>

