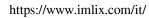
#### Mercato Immobiliare IMLIX





# 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 Sloveni 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:  $100 \text{ m}^2$  attic (with potential for conversion into extra living space) +  $70 \text{ m}^2$  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

1/3

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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

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\_campa

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

MLIX.COM

**Contact information** 

IMLIX ID: IX7.725.445

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