

Modern Luxury House with 2 Apartments



Agent Info

Naam: ArKadia
Bedrijfsnaam:
Mistlampen: United Kingdom
Telefoon:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor: Koop
Prijs: EUR 450,000

Locatie

Aanbevolen Auto Onderdelen: Slovenia
Staat/Regio/Pronvincie: Slovenj Gradec
Plaats: Slovenj Gradec
Postcode: 2380
Geplaatst: 17-10-2025
Omschrijving:

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

Algemeen

Afgewerkte vierkante meter: 350 m²
Lot Afmeting: 2000 m²

Building details

Aantal verdiepingen: 3

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: IX7.725.445



IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

