



Stunning 6 Bed Villa For Sale In Adlesici Slovenia

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Listing details

Property for:	Sale
Price:	EUR 575,000

Location

Country:	Slovenia
ZIP code:	8341
Posted:	Sep 22, 2026
Description:	Stunning 6 Bed Villa For Sale In Adlesici Slovenia

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Dragosi 8
Adlesici
8341
Slovenia

Exclusive Riverside Living: Contemporary 6-Bedroom Villa in Adlesici, Slovenia

Constructed in 2023, this architectural residence in Adlesici offers an exceptional luxury living experience in southeastern Slovenia. Spanning a generous net living area of 390 square meters within a gross floor area of 443 square meters, the property sits on a expansive private grounds measuring 4,275 square meters. The villa's most remarkable natural asset is its 50 meters of direct private riverbank access along the tranquil Kolpa River, complete with two dedicated water outlets for private recreational boating, fishing, or swimming.



Designed to maximize natural light and capture sweeping rural vistas, the villa's ground floor encompasses 130 square meters of fluid living space. The main living room features dramatic panoramic floor-to-ceiling windows framing uninterrupted views of the river, surrounding woodlands, and open fields. This area flows seamlessly into a contemporary open-plan kitchen and dining layout, ideal for hosting guests. Ground floor accommodations include a guest bedroom equipped with its own private ensuite bathroom, alongside a primary master bedroom suite featuring a luxurious full bathroom complete with a deep soaking bathtub and a walk-in shower.

Versatile Accommodation Across Three Thoughtfully Designed Levels

The upper attic level spans 130 square meters and functions as an independent apartment, accessible via its own dedicated entrance. This private living unit features an open-plan living room and kitchen area, a full bathroom with a bathtub and shower, a home office that can easily serve as an extra bedroom, and two additional bedrooms (one of which currently remains unfinished, allowing the purchaser to select custom finishes). This layout offers immense flexibility, serving as an ideal setup for multigenerational living, hosting long-term guests, or generating passive rental income.

Below the main floors lies a fully outfitted 130-square-meter basement designed for both practical utility and recreation. This lower level accommodates a multi-car indoor garage, an additional guest bedroom, a full laundry facility, a dedicated workshop, a boiler room, and extensive storage space. Entertainment needs are met with a media and recreation room, alongside a full bathroom with a shower that has been plumbed and structurally prepared for a future sauna installation.

Advanced Infrastructure, Systems, and Modern Comforts

Built to stringent Class D energy standards (67 kWh/m²a), the villa integrates high-performance energy infrastructure. The primary heating and cooling system utilizes a high-efficiency, high-temperature heat pump paired with a modern backup wood-burning boiler supported by a 1,000-liter thermal storage tank. Two supplementary climate control units provide targeted heating and cooling on the ground floor and in the attic apartment. The building envelope is heavily insulated with a 10 cm thermal facade and premium triple-glazed windows throughout, ensuring optimal year-round thermal efficiency.

Utility systems offer ultimate reliability through hybrid grid and off-grid capabilities. Water services combine a standard connection to the municipal city water network with an auxiliary 20-cubic-meter private water reserve tank. Waste management is handled by a state-of-the-art individual biological sewage treatment plant. The property is connected to high-speed fiber-optic internet for remote work and entertainment, while security is maintained via solar-powered wireless outdoor surveillance cameras. Vehicle accommodation is extensive, featuring the internal two-car basement garage, an outdoor carport, and parking spaces capable of hosting multiple vehicles.

Charming Local Setting and Regional Accessibility

Situated in the heart of White Carniola (Bela Krajina), the villa balances secluded natural beauty with proximity to everyday local conveniences. Essential daily facilities—including a local village shop, post office, and church—are located within a brief five-minute drive. Fresh local produce is readily available



at a nearby dairy farm just two minutes down the road, offering farm-fresh milk products. For broader services, healthcare, and larger retail centers, two nearby towns are easily accessible within a 10 to 15-minute drive.

International transport connections are straight-forward and convenient. The property is located approximately 65 to 70 kilometers from Zagreb Airport (ZAG) in neighboring Croatia, which can be reached by car in under an hour. Alternatively, Slovenia's main international airport, Ljubljana Jože Pucnik Airport (LJU), is situated approximately 120 kilometers to the northwest, placing European transit links within a 90-minute drive of this rural retreat.

ABOUT THE AREA

Adlesici is a tranquil village situated in the southeastern region of Slovenia, within the historic province of White Carniola (Bela Krajina). Tucked along the gentle bends of the Kolpa River, which forms a natural border with neighboring Croatia, the village offers a peaceful setting framed by rolling hills, birch forests, and farmland. It serves as a quintessential representative of rural Slovenian life, preserving age-old traditions and a strong connection to nature.

The region around Adlesici is part of the Kolpa Landscape Park, making it a prominent destination for outdoor enthusiasts and eco-tourists. The river itself is the village's defining feature, providing opportunities for swimming, canoeing, kayaking, and fishing in its exceptionally warm, clean waters during the summer months. Nearby walking and cycling trails wind through picturesque landscapes, taking visitors past traditional hayracks, historic mills, and scenic viewpoints along the river valley.

Culturally, Adlesici is well known for preserving White Carniola's unique heritage and folk crafts. The village has long been celebrated for traditional linen production, intricate embroidery, and the creation of pisanice—hand-painted Easter eggs decorated using an ancient wax-resist technique. Visitors can explore local homesteads and workshops that demonstrate these historic skills, as well as sample regional culinary specialties like belokranjska pogaca, a traditional salted flatbread.

For international visitors traveling by air, the nearest major airport is Zagreb Airport (ZAG) in Croatia, located approximately 65 to 70 kilometers (about 40 to 45 miles) east of the village, reachable in under an hour's drive. Alternatively, Slovenia's primary international hub, Ljubljana Jože Pucnik Airport (LJU), lies about 120 kilometers (roughly 75 miles) to the northwest, taking around an hour and a half by car.

MAIN FEATURES:

- * 390m² of living space
- * 4275m² plot
- * 6 Bedrooms
- * 4 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants



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- * Great base from which to discover other fantastic areas of Slovenia
 - * Many excellent sports facilities, walking and cycling areas nearby
 - * Rental Potential through Airbnb and Booking.com
 - * 1.5-hour (100 km) easy drive to the Croatian Adriatic Sea and Krk island
 - * Only 130 Euro in property tax per YEAR

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Tenanted: Yes

Common

Bedrooms:	6
Bathrooms:	4
Finished sq. ft.:	390 sq m
Lot Size:	4275 sq m

Utility details

Heating: Yes

Lease terms

Date Available:

