

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	08825
Location :	Plaški
Building size :	432 m ²
Lot size :	1560 m ²
Garden size :	0.00 m ²
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	8
Number of toilets :	2
Basement :	Yes
Energy efficiency :	Not specified
Year of construction :	1975
Year of adaptation :	2018

Price : 100.000 €

Spacious house with business space and land - the ideal combination for living and investment!

In the very center of the city, a rarely available property awaits you, combining comfortable living space, a well-maintained business space and a large plot of land with numerous possibilities. Perfect for a family, starting your own business or as a tourist rental!

Basic information:

Total house area: 432 m²

Number of floors: 4 (basement, ground floor, first floor, attic)

Yard + arable land - possibility of gardening, recreation or additional construction

Room layout:

Basement

Space under the entire house - ideal for a warehouse, workshop or hobby space

Ground floor (144 m²)

Decorated business space: 4 rooms + toilet

Suitable for an office, salon, doctor's office or small business

First floor

Residential area: kitchen, pantry, 3 bedrooms, bathroom +

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additional toilet

Attic

Spacious, full of natural light - possibility of arranging into an apartment or additional residential unit

Yard and arable land:

Two canopies + a small building

Spacious arable land - ideal for a garden, orchard or recreational area

Location:

In the city center, with a view of the new children's playground under construction

Near schools, shops, bakeries, kindergartens, health center, cinema, playground, Vrnjika and Dretulja rivers

Ideal for:

Family life and working from home

Tourist accommodation (possibility of 3 apartments)

Investment with potential for value growth

Don't miss the opportunity to live and work in the same place!
For more information and a tour, feel free to contact us!