

Residential property

House with a terrace and a view of the whole of Ljubljana and its surroundings



Price	730 000 €
Area	352 m ²
Location	Ljubljana agglomeration, Dobeno

We are offering for sale a new house with area of 351.7 m² in the picturesque village of Dobeno, just above Ljubljana.

This modern home with a spacious terrace, panoramic views, and thoughtful architecture sits on a plot of 820 m². Its unique location ensures privacy, close contact with nature, and at the same time excellent accessibility – just 20–25 minutes by car from Ljubljana city center.

The house is spread over three levels:

Basement (154.2 m²): flexible space suitable for a workshop, storage, fitness or home office (48.5 m²), corridor with staircase, storage room, spacious garage (80.8 m²), and exterior staircase.

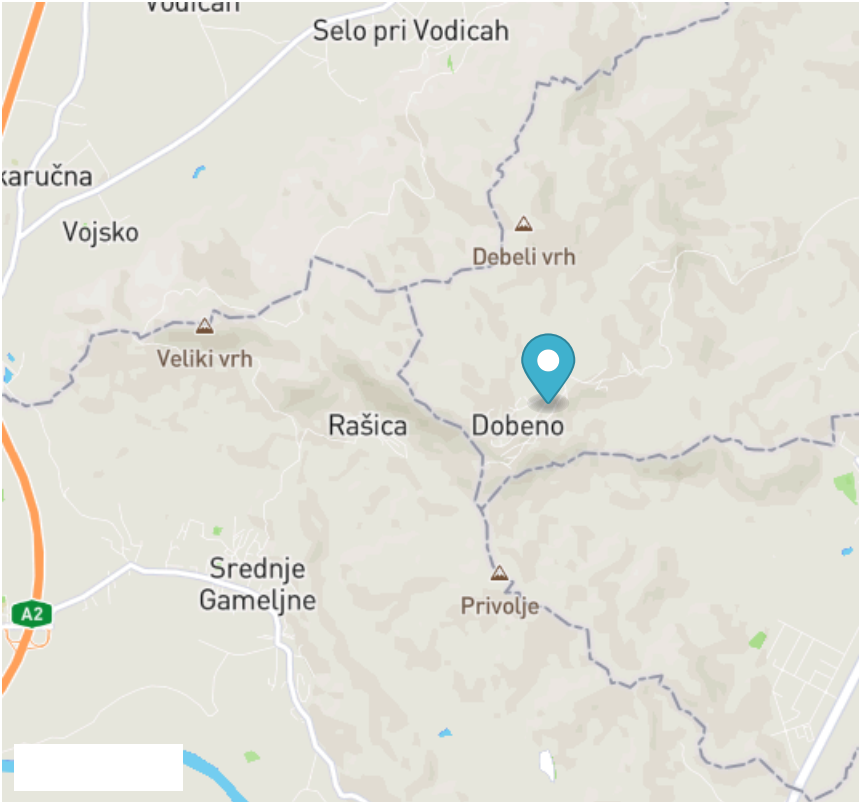
Ground floor (98.9 m²): open living room with kitchen and dining area (63.3 m²), one room, bathroom, guest toilet, utility room, and staircase. The living area opens onto a large terrace of 145 m² and the garden.

Upper floor (98.6 m²): three rooms, two bathrooms, a balcony, and hallway with separate exit into the garden.

Bright and spacious interiors, an open-plan living area with direct access to the terrace, and the possibility of creating a summer kitchen enhance the living experience. The terrace and balcony offer breathtaking views over the Ljubljana Basin – from Trzin and Domžale to the city center and hills on the western side. South-facing orientation ensures all-day sunlight. On foggy days in Ljubljana, Dobeno often rises above the cloud, offering additional light and sun.

The house is designed for a comfortable lifestyle close to nature, with flexibility to adapt spaces to the owners’ preferences – whether it’s a landscaped garden, a children’s play area, swimming pool, or outdoor lounge zone.

Just a short drive away, you’ll find all the necessary city infrastructure in Domžale, Vir, Tacen or Medvode. The surrounding area offers plenty of options for sports and recreation.



The house is in the third extended construction phase (exterior completed, windows and doors installed). Estimated cost to complete the interior: approx. €200,000.

Price: €730,000.



Alexander Tyan

alexander.tyan@altum-capital.eu

[+386 41 980 420](tel:+38641980420)

404.
That's an
error.

The
requested