

Altum Capital

Residential property

Investment Apartment in Ljubljana Center | 5-Room Property with Terrace



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| Price | 950 000 € |
| Area | 247 m ² |
| Location | Ljubljana, Prule |

Investment overview

- Estimated rental yield: 4–5%
- Location: Ljubljana city center (high demand)
- Suitable for: foreign buyers
- Liquidity: high

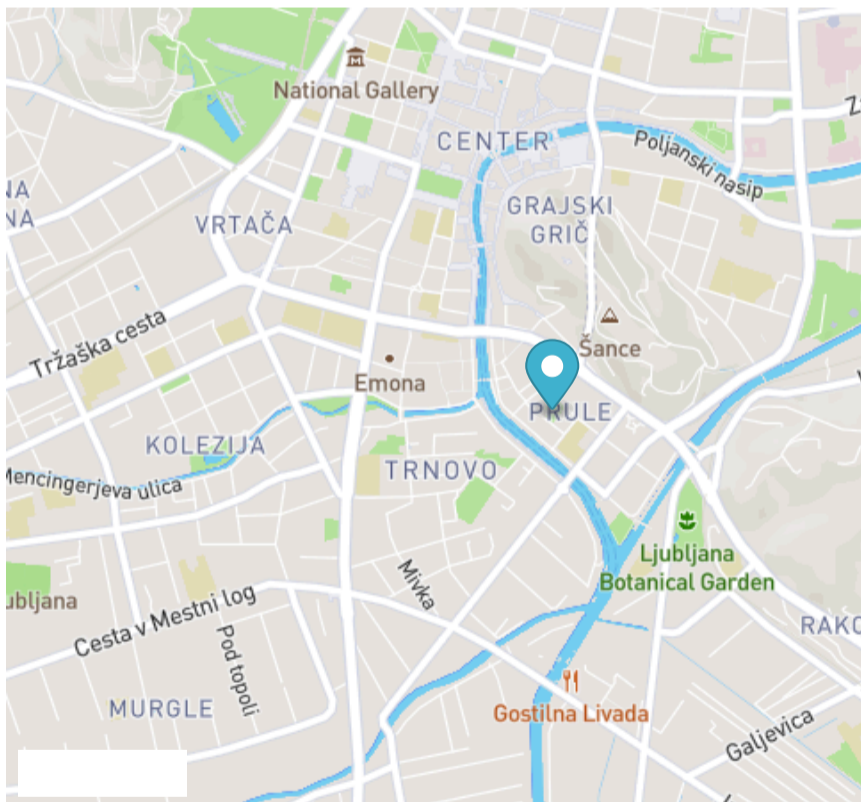
This apartment represents a compelling investment opportunity in one of Ljubljana's most desirable central neighbourhoods. With a spacious layout and a self-contained secondary unit, this property appeals to both long-term rental markets and buyers seeking flexible use scenarios, making it a strong addition to any real estate portfolio.

ALTUM CAPITAL is selling a premium 5-room apartment located in the prestigious Prule neighbourhood of Ljubljana city centre. This spacious property occupies the **entire top floor** of a modern residential building with only seven apartments, providing a high level of privacy, abundant natural light, and exceptional comfort.

The total area of **247.2 m²** includes a generous **living area of 190 m²**, complemented by a large sunny terrace of **29 m²** — an appealing feature that enhances tenant demand and liquidity in the resale market. The property includes **two garage spaces** and a basement storage room of **3.8 m²**, adding convenience and value.

The functional layout is divided into two distinct wings:

- **East Wing:** an open living room with dining area, integrated kitchen, additional room, and guest bathroom — ideal for modern family living or high-demand rental layouts.
- **West Wing:** master bedroom with walk-in closet and bathroom, dedicated study, and a **separate unit** with two rooms, a bathroom, and kitchenette — highly suitable for long-term tenants or dual occupancy rental.



Heating is provided by a private gas boiler, and the building features an elevator and **fiber-optic internet**, supporting contemporary living standards.

The Prule neighbourhood is one of Ljubljana's most sought-after locations, known for excellent urban infrastructure, green spaces nearby, and strong residential demand. Its central position and proven rental performance make this property particularly attractive for investors seeking stable income and future capital appreciation.

Why this property is attractive

- **Central location with consistent rental demand** — Prule is a premium Ljubljana district with strong occupancy trends.
- **Flexible layout with secondary unit** — dual-use living arrangement expands rental and resale possibilities.
- **Large terrace and high-quality finishes** — enhances tenant appeal and long-term asset value.
- **Parking and storage included** — practical features that increase market interest and liquidity.

Rental potential

- **Long-term rental:** approximately €1,800 – €2,000 per month
- **Estimated rental yield:** 4–5% per year (based on current Ljubljana rental averages)
- **Target tenants:** expats, professionals, families seeking premium accommodation
- **Market insight:** Properties with similar layouts and terrace access in central Ljubljana demonstrate strong demand, with stable occupancy and low vacancy rates — making this investment resilient against short-term market fluctuations.

This investment apartment in Ljubljana's Prule area combines premium living, flexible layout, and strong rental fundamentals. Ideal for foreign investors seeking **stable long-term income** and **future capital growth**, it offers both privacy and high tenant appeal. With its central location, generous terrace, and separate unit, this property is a rare opportunity in a highly sought-after market.

Contact **ALTUM CAPITAL** today to explore this property and secure your investment in the heart of Ljubljana.



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