

Altum Capital

Residential property

Modern Villa near Ljubljana, Šiška



Price 850 000 €

Area 224 m²

Location Ljubljana, Šiška

A newly built villa located in a quiet residential environment near Ljubljana, in the Šiška district, approximately 8 km from the city centre. The property combines open views of nature with fast access to urban infrastructure.

The architecture is defined by clean lines, large glass surfaces, and a functional layout designed for long-term comfort and usability.

Layout & Living

Ground floor: entrance with wardrobe, open-plan living area with kitchen and dining, direct access to terraces, home office, utility room, guest WC.

Upper floor: master bedroom, three additional rooms, two bathrooms.

The layout is efficient and structured, suitable for both family living and remote work.

Technical Standard

Energy-efficient brick construction.

Triple-glazed wooden windows.

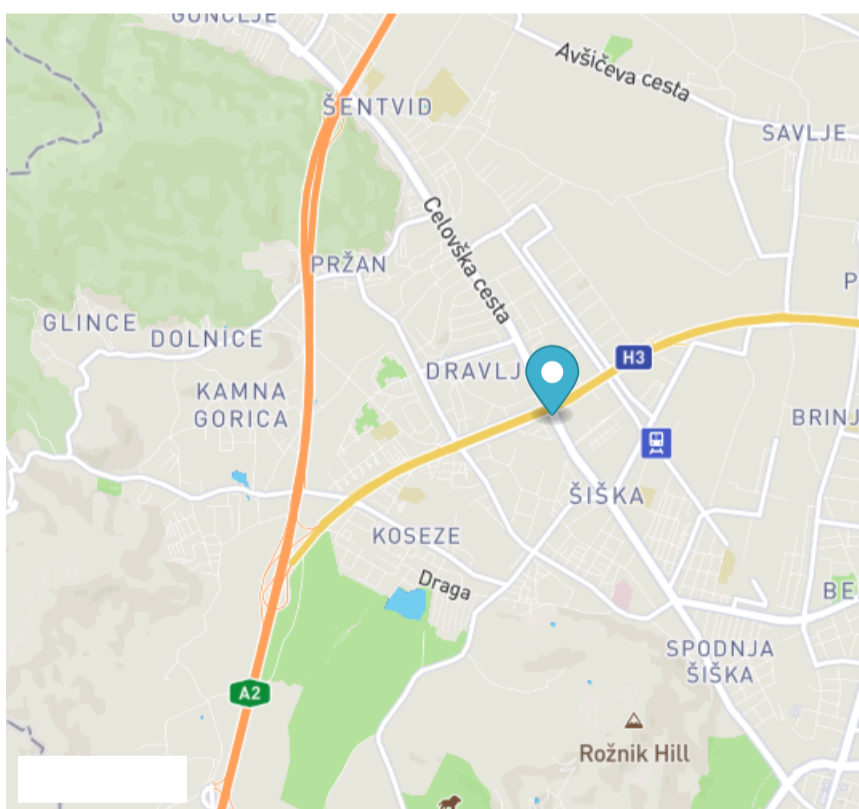
Smart home system (lighting, blinds, access control).

Heat pump (Daikin), underfloor heating, ventilation with heat recovery.

Interior finish: oak parquet, large-format ceramics, walk-in showers with rain systems.

Location — Ljubljana, Šiška

The villa is positioned in a quiet residential area near Ljubljana, in the Šiška district.



Nearby infrastructure includes kindergarten, primary school, healthcare services, shops, post office, and public transport.

Investment Perspective

Modern villas near Ljubljana remain a supply-constrained segment.

Suitable for:

- primary residence
- premium rental
- capital preservation

FAQ

Is the villa completed?

The property is in an advanced stage of completion; final exterior elements are included.

Can additional structures be added?

Yes, garage, carport, paving, and security systems can be implemented.

Is it suitable for rental?

Yes, the specification and location support premium rental demand.

Learn more about buying property in Slovenia as a foreigner:

<https://altum-capital.eu/invest-en/ljubljana-real-estate-market-2025/>



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