

Altum Capital

Residential property

Rent | New 3-Room Premium Apartment with Terrace



Price	3 000 €
Area	148 m ²
Location	Ljubljana, Bežigrad

ALTUM CAPITAL is leasing a brand-new, unoccupied 3-room apartment in the modern residential complex **Rezidenca Bežigrad Topniška**, built in 2025.

Located on the top 5th floor with open views of Ljubljana, **the apartment has a total area of 148.4 m²**, of which 87.3 m² is living space. This space is complemented by a spacious 40.8 m² terrace and a 15.9 m² balcony.

The layout includes a living room with kitchen and dining area, a master bedroom, an additional bedroom (cabinet), a bathroom with a bathtub, a separate toilet, a utility room, and a hallway.

The living room, kitchen, and both bedrooms have access to a spacious terrace. The terrace is equipped with a Ralux bioclimatic pergola.

The apartment is rented fully furnished and features high-end appliances and furniture.

The kitchen features Miele appliances, a Bora cooktop with integrated hood, a Liebherr refrigerator, and a Bosch wine cellar. The interior features a Natuzzi sofa, Calligaris chairs, and polished marble countertops and trim.

Additional features:

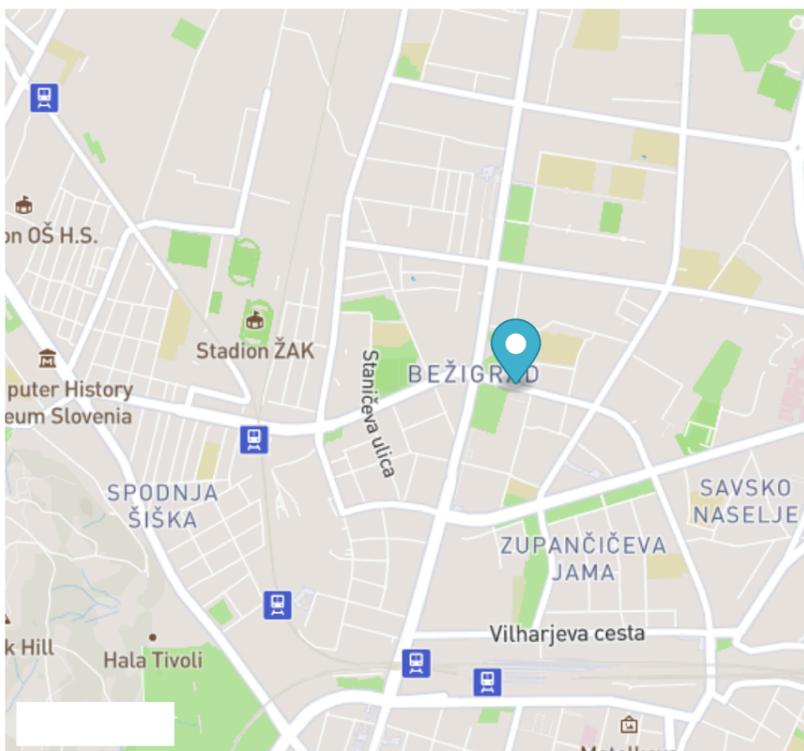
- 2 underground parking spaces
- Basement storage room (3.8 m²)
- Underfloor heating (central system)
- Air conditioning (cooling and heating)
- Air recovery system
- High energy efficiency class A1
- Shared bicycle storage.

The complex is located in the Bežigrad district, just approximately 1.5 km from the center of Ljubljana, close to public transportation stops and all necessary urban amenities.

Rental Terms

Rent: €3,000/month

Long-term lease – minimum 1 year.



Security deposit: 2 monthly rents.

Landlord's condition: The tenant covers the costs of preparing the lease agreement and handing over the property. The service fee is €3,000 + 22% VAT.



Alexander Tyan

alexander.tyan@altum-capital.eu

+386 41 980 420

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