



HIŠA SONCA
KRANJSKA GORA, SLOVENIA

HIŠA SONCA KLANJSKA GORA, SLOVENIA

LJUBLJANA 50 MINUTES
BLED 20 MINUTES
ITALY/AUSTRIA 10 MINUTES

An immaculately designed apartment building in an extremely sunny location just 1km from the ski slopes of this highly popular and wonderfully beautiful tourist area.

Kranjska Gora and the surrounding tourist villages offer a rich array of tourist, sporting and cultural attractions.

Twelve luxury apartments consisting of an open plan living area, two bedrooms, superb bathroom, choice of kitchen, balconies or terrace (most apartments), large private storage space, parking, shared in-house wellness/sauna.

HIŠA SONCA KLANJSKA GORA, SLOVENIJA

LJUBLJANA 50 MINUT
BLED 20 MINUT
ITALIJA/AVSTRIJA 10 MINUT

Čudovita apartmajaska hiša na izjemno sončni lokaciji, oddaljena le kilometer od smučišč tega popularnega turističnega kraja.

Kranjska Gora in okoliške turistične vasice ponujajo široko paleto turističnih, športnih in kulturnih atrakcij.

Dvanajst luksuznih apartmajev s prostornim dnevnim delom, sijajno kopalnico in z dvema spalnicama. Možnost izbire kuhinjskega pohištva in opreme. Stanovanja imajo balkon ali teraso (večina apartmajev), veliko lastno shrambo, parkirni prostor in skupno savno/wellness.



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SITUATION

Kranjska Gora is a small pretty village situated in the north west part of Slovenia, just a few minutes from the border with Italy. It is a highly popular winter and summer tourist destination. It lies on the edge of the Triglav National Park, and its majestic Julian Alps. Sports enthusiasts will enjoy well maintained ski slopes as well as extensive cross country ski routes, Kranjska Gora buzzes with activity during these festive winter months. In summer the area comes to life again with cyclists and hikers attracted by the valleys, streams and crystal clear rivers.

These fabulous apartments and location will attract anyone wanting to enjoy the area, its many activities, knowing they can retreat to a warm, bright, well designed luxury home.

There are various airport options with Ljubljana 30 minutes away, Klagenfurt, Austria 30 minutes and Trieste 90 minutes away.



LEGA

Kranjska Gora je čudovita vasica v severozahodnem delu Slovenije, le nekaj minut oddaljena od meje z Italijo. Je izjemno popularna zimska in poletna turistična destinacija, ki leži na robu Triglavskega narodnega parka in mogočnih Julijskih alp. Športni navdušenci bodo uživali na lepo urejenih smučarskih progah, kot tudi na neskončnih progah za tek na smučeh. V prazničnih zimskih mesecih se v Kranjski Gori veliko dogaja. Poleti območje znova oživi, saj kolesarje in pohodnike privabijo lepe doline, potoki in kristalno čiste reke.

Prekrasni apartmaji in njihova lega bodo pritegnili vsakogar, ki želi uživati v okolici in širokem naboru aktivnosti, ki jih ponuja, z zavestjo, da se lahko kadarkoli vrne v zavetje toplega, svetlega, vrhunsko oblikovanega luksuznega doma.

V okolici so številna letališča, ljubljansko je oddaljeno 30 minut, celovško 30 minut in tržaško 90 minut.





Built in 2010 with quality and design as paramount considerations.

All apartments have two bedrooms, with beautifully fitted bathrooms.

Choice of kitchen, included in the price.

Open, bright and beautifully presented accommodation.

Just over 50 minutes to Ljubljana, Lake Bled in 20 minutes and Austria and Italy in 10 minutes.

Zgrajena leta 2010 z visokimi izvedbenimi in oblikovalskimi merili.

Vsi apartmaji imajo dve spalnici in prekrasno opremljeno kopalnico.

Izbira kuhinjskega pohištva je vključena v ceno.

Odprta in funkcionalna razporeditev prostorov. Le nekaj več kot 50 minut do Ljubljane, 20 minut do Blejskega jezera in 10 minut do Avstrije in Italije.

ACCOMMODATION

The price per square meter varies from 2050 EUR to 2300 EUR (2460 EUR to 2760 EUR with 20 % VAT included in the price).

The size of the apartments varies from 60 m² to 70 m². The apartments have two bedrooms and a large living room. All but two apartments have a terrace or a balcony measuring from 13 m² to 24 m². Three apartments have two balconies. Each apartment has a private storage area in the basement measuring from 9 m² to 14 m².

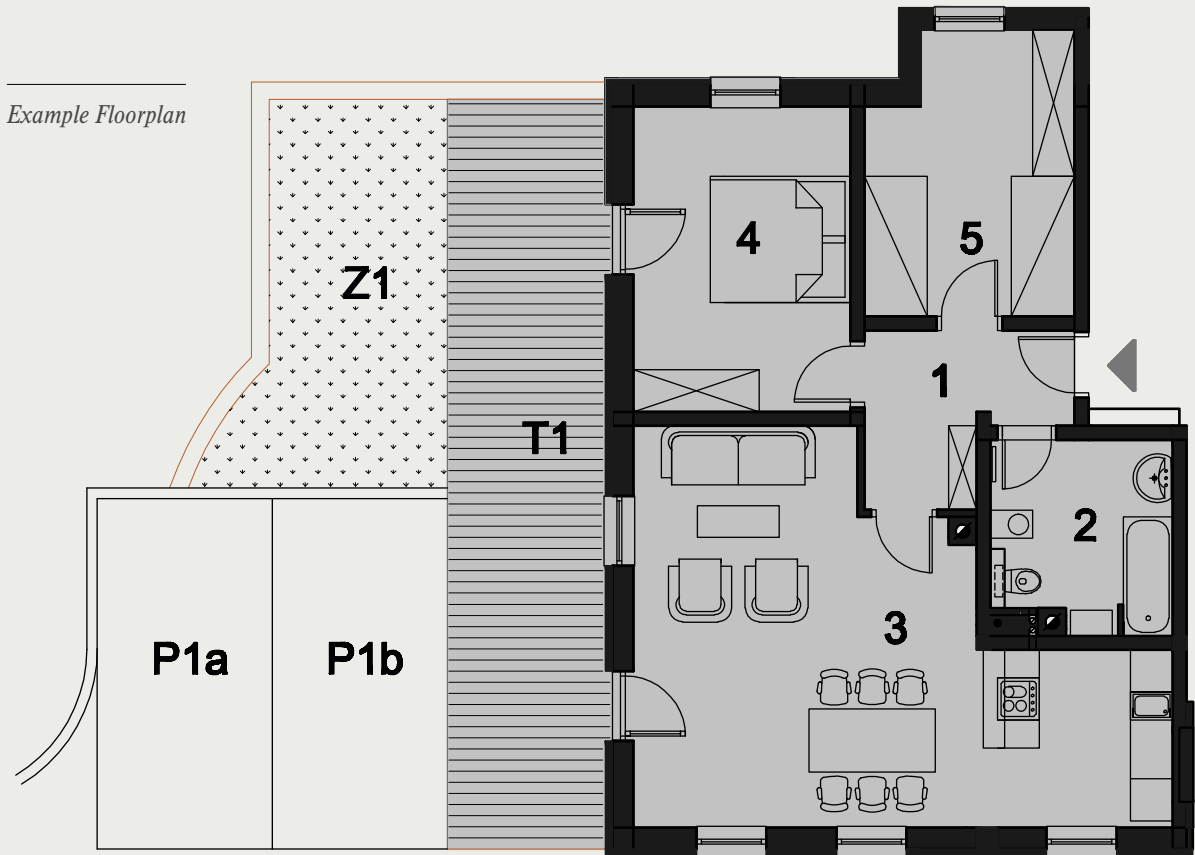
The price includes a co-ownership of the bicycle storage room measuring 32 m². The price also includes all other shared areas and one parking space per apartment (two for Apartment no. 1).

ADDITIONAL AMENITIES AND FURNISHINGS, ALREADY INCLUDED IN THE PRICE:

A co-ownership of the fully furnished trim/wellness centre measuring 60 m² with sauna, dressing room and a separate bathroom is included in the price of each apartment. We are the only provider on the market offering such luxury amenities!

All the apartments have a furnished bathroom and kitchen, which is also already included in the price. Upon request, the rest of the apartment can be fully furnished within three weeks, subject to surcharge.

Example Floorplan



Apartment no. 1 (SOLD)

The price includes: 70 m² of living area, a terrace measuring 24 m², a lawn measuring 17 m², a private storage area in the basement measuring 11 m², two parking spaces, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 2

206.640 EUR (VAT is included in the price)

The price includes: 60 m² of living area, a terrace measuring 14 m², a private storage area in the basement measuring 10 m², a parking space, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 3**206.640 EUR (VAT is included in the price)**

The price includes: 61 m² of living area, a terrace measuring 14 m², a private storage area in the basement measuring 9 m², a parking space, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 4**278.760 EUR (VAT is included in the price)**

The price includes: 68 m² of living area, a terrace measuring 24 m², a private storage area in the basement measuring 9 m², a parking space, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 5**SOLD**

The price includes: 68 m² of living area, a balcony measuring 14 m², a private storage area in the basement measuring 9 m², a parking space, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 6**236.160 EUR (VAT is included in the price)**

The price includes: 69 m² of living area, two balconies measuring 13 m² in total, a private storage area in the basement measuring 14 m², a parking space,

co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 7**243.540 EUR (VAT is included in the price)**

The price includes: 69 m² of living area, two balconies measuring 16 m² in total, a private storage area in the basement measuring 14 m², a parking space, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 8**270.480 EUR (VAT is included in the price)**

The price includes: 68 m² of living area, two balconies measuring 17 m² in total, a private storage area in the basement measuring 13 m², a parking space, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 9**262.200 EUR (VAT is included in the price)**

The price includes: 68 m² of living area, a balcony measuring 14 m², a private storage area in the basement measuring 13 m², a parking space, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 10**204.180 EUR (VAT is included in the price)**

The price includes: 69 m² of living area, a private storage area in the basement measuring 14 m², a parking space, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 11**204.180 EUR (VAT is included in the price)**

The price includes: 69 m² of living area, a private storage area in the basement measuring 14 m², a parking space, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

Apartment no. 12**264.960 EUR (VAT is included in the price)**

The price includes: 68 m² of living area, a balcony measuring 14 m², a private storage area in the basement measuring 14 m², a parking space, co-ownership of the bicycle storage room measuring 32 m² and co-ownership of the wellness with sauna centre measuring 60 m².

APARTMAJI

Cena kvadratnega metra ponujenih apartmajev znaša od 2050 EUR do 2300 EUR (2460 EUR do 2760 EUR z 20% DDV).

Bivalne površine apartmajev so različne in sicer znašajo od 60 m² do 70 m². Apartmaji so trisobni z dvema spalnicama. Vsakemu apartmaju, z izjemo dveh, pripada terasa oziroma en ali dva balkona s površino od 13 m² do 24 m². Vsakemu apartmaju pripada tudi prostorna shramba v kleti s površino od 9 m² do 14 m².

Vsakemu apartmaju pripada solastništvo kolesarnice s površino 32 m² ter manjše skupne sušilnice. V ceno so vštete tudi vse ostale skupne površine v objektu in zunanje parkirišče.

DODATNE UGODNOSTI, KI SO ŽE VKLJUČENE V CENO:

Vsakemu apartmaju pripada solastništvo čudovito opremljenega wellnessa s savno, garderobo in posebno kopalnico površine več kot 60 m². Vse navedeno je že všteto v ceno. Smo edini na trgu, ki kupcem ponujamo takšne ugodnosti!

Apartmaji imajo poleg kopalnice tudi opremljeno kuhinjo, vse to pa je prav tako že všteto v ceno. Ob doplačilu lahko na željo kupca opremimo celoten apartma v manj kot treh tednih.

Apartma št. 1 / PRODAN

Cena vključuje: 70 m² bivalne površine, teraso površine 24 m², zelenico površine 17 m², shrambo v kleti površine 11 m², dve parkirni mesti ter solastništvo kolesarnice površine 32 m² in wellnessa s savno površine 60 m².

Apartma št. 2 / 206.640 EUR (DDV vključen v ceno)

Cena vključuje: 60 m² bivalne površine, teraso površine 14 m², shrambo v kleti površine 10 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnessa s savno površine 60 m².

Apartma št. 3 / 206.640 EUR (DDV vključen v ceno)

Cena vključuje: 61 m² bivalne površine, teraso površine 14 m², shrambo v kleti površine 9 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnessa s savno površine 60 m².

Apartma št. 4 / 278.760 EUR (DDV vključen v ceno)

Cena vključuje: 68 m² bivalne površine, teraso površine 24 m², shrambo v kleti površine 9 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnessa s savno površine 60 m².

Apartma št. 5 / PRODAN

Cena vključuje: 68 m² bivalne površine, balkon površine 14 m², shrambo v kleti površine 9 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnessa s savno površine 60 m².

Apartma št. 6 / 236.160 EUR (DDV vključen v ceno)

Cena vključuje: 69 m² bivalne površine, dva balkona skupne površine 13 m², shrambo v kleti površine 14 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnessa s savno površine 60 m².

Apartma št. 7 / 243.540 EUR (DDV vključen v ceno)

Cena vključuje: 69 m² bivalne površine, dva balkona skupne površine 16 m², shrambo v kleti površine 14 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnessa s savno površine 60 m².

Apartma št. 8 / 270.480 EUR (DDV vključen v ceno)

Cena vključuje: 68 m² bivalne površine, dva balkona skupne površine 17 m², shrambo v kleti površine 13 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnessa s savno površine 60 m².



Apartma št. 9 / 262.200 EUR (DDV vključen v ceno)

Cena vključuje: 68 m² bivalne površine, balkon površine 14 m², shrambo v kleti površine 13 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnesa s savno površine 60 m².

Apartma št. 10 / 204.180 EUR (DDV vključen v ceno)

Cena vključuje: 69 m² bivalne površine, shrambo v kleti površine 14 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnesa s savno površine 60 m².

Apartma št. 11 / 204.180 EUR (DDV vključen v ceno)

Cena vključuje: 69 m² bivalne površine, shrambo v kleti površine 14 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnesa s savno površine 60 m².

Apartma št. 12 / 264.960 EUR (DDV vključen v ceno)

Cena vključuje: 68 m² bivalne površine, balkon površine 14 m², shrambo v kleti površine 14 m², parkirno mesto ter solastništvo kolesarnice površine 32 m² in wellnesa s savno površine 60 m².

AMENITIES

Each apartment comes with a private, secure, basement storage space of around 10m², plus shared ownership of a large ski/bicycle storage area and shared drying room. and also shared ownership of a beautifully designed wellness area with Sauna and relaxation area.

SAUNA

Also included is shared ownership of a beautifully designed wellness area with sauna and relaxation area.





DODATNI PROSTORI

Vsakemu apartmaju pripada lastna varna kletna shramba velikosti približno 10 m², pa tudi skupno lastništvo velikega prostora za hrambo smuči in koles ter skupna sušilnica.

SAVNA

Vključeno je tudi skupno lastništvo prečudovito oblikovanega wellness prostora s savno in prostorom za sproščanje.



OUTSIDE AREAS

Each apartment has either a good sized balcony, or if on the ground floor, a private terrace. There is also a large parking area with each apartment owning a space.

SERVICES

Mains water and electricity. Individual gas central heating with 'Smart' remote control, Broadband Internet possible.

FURNITURE, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as furniture, light fittings, curtains and ornaments etc. are excluded from the sale but can be arranged and supplied upon request.



ZUNANJOST

Apartmajem v nadstropju pripada prostoren balkon, apartmajem v pritličju pa zasebna terasa.

STORITVE

Individualno plinsko centralno ogrevanje z daljinskim upravljanjem »Smart«, možnost širokopasovne internetne povezave.

POHIŠTVO IN OPREMA

V prodajo sta vključena samo pohištvo in oprema, ki sta navedena v tej brošuri. Ostalo pohištvo in oprema, kot so na primer svetila, zavese, okrasje, itn., niso vključeni v prodajo, vendar se lahko dobavijo na podlagi posebnega dogovora.



foto: Aleš Beno, Matej Vranič, Oskar Virag, Matjaž Jančič