

Development project in Rozna Dolina

Development projects | Ljubljana, Osrednjeslovenska, Slovenia

1.300.000€

Investment amount

ROI 20%	Construction period -	Building permission Yes	Project documentation Yes	Possibility of financing Yes
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Net size
553,40m²

Plot ratio
30%

Apartments
7

Floors
5

Property details

The villa is located 8 minutes drive (3.5 km) from the center of Ljubljana, in the district of Rožna dolina (literally. Valley of Flowers). Rozna Dolina is located west of the center of Ljubljana, between the Rožnik hill in the north and the railway from Ljubljana to Sežana in the south.

The villa includes 7 apartments ranging from 45.3 to 133.3 m² with basements for storage, spacious terraces and parking spaces.

- The land plot is 910 m²,
- The net area of the entire building is 802 m²,
- Building area - on a plot 10.6 m² x 15.10 m².

Flat No.	Flat net area	Terrace\atrium	Basement
	86,8	10	9,1
S02	57,1	0	6,1
S03	57	0	6,1
S04	50,5	0	6,1
S05	45,3	0	6
S06	123,4	22,1	9,4
S07	133,3	22,1	9,4
	553,4	54,2	52,2

Specification

Building

Gross floor area	974.10m ²
Living floor area	802.70m ²
Parking indoor m ²	
Parking outdoor	169.00m ²

Premises (7)

Unit	Type	Floor	Living area
S07	Apartment	3	133.00m²
S06	Apartment	3	123.00m²
S05	Apartment	2	45.00m²
S04	Apartment	2	50.00m²
S03	Apartment	2	57.00m²
S02	Apartment	2	57.00m²
S01	Apartment	1	86.80m²

Investment prospects of the project

- High demand for residential property in Ljubljana
- High-quality construction
- Landscaped area around the house (quota of green spaces 50-60%)
- Convenient location relative to transport links
- A great option for a profitable investment

Financing

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Investment amount	1.300.000€
ROI	20%
Interest rate	0%
Amount of funding / in %	0%
Amount of funding / in EUR	0€
Profitability when using bank leverage	0%

Micro location

Ljubljana

Ljubljana is the capital and largest city of Slovenia. It has been the cultural, educational, economic, political, and administrative centre of independent Slovenia since 1991.

Industry remains the most important employer, notably in the pharmaceuticals, petrochemicals and food processing. Other fields include banking, finance, transport, construction, skilled trades and services and tourism. The public sector provides jobs in education, culture, health care and local administration.

Numerous companies and over 450 shops are located in the BTC City, the largest business, shopping, recreational, entertainment and cultural centre in Slovenia. It is visited each year by 21 million people. It occupies an area of 475,000 square meters (5,110,000 sq ft) in the Moste District in the eastern part of Ljubljana.

Macro location



Population

535.375

Employment in services

69,70%

Employment in industry

28,10%

Employment in agriculture

2,20%

Osrednjeslovenska

The Central Slovenia Statistical Region (Slovene: Osrednjeslovenska statistična regija) is a statistical region in central Slovenia. This is the second-largest region in terms of territory. It has a total area of 2,334 km², with a central position and good traffic connections in all directions, and the country's capital is located in it.

The area is the most densely populated statistical region in Slovenia, with the largest number of inhabitants.

As the economically most developed region, in 2012 it generated more than a third of the national GDP. As salaries here are on average higher than in any other part of the country, the region attracts internal migrants. That region's importance for employment is also confirmed by the fact that the number of jobs in the region is much larger than the number of employed persons living in it. Earnings of persons employed in this region are the highest in the country.

It attracts 13.2% of the total number of tourists in Slovenia, most being visitors from abroad who visit Ljubljana (90.7%).