

## Great apartment

Studio apartment | Maribor, Podravska, Slovenia

**360.000€**

property price

|                   |                   |       |        |                      |                    |
|-------------------|-------------------|-------|--------|----------------------|--------------------|
| Total area        | Land plot         | Floor | Floors | Year of construction | Year of renovation |
| 116m <sup>2</sup> | 116m <sup>2</sup> | 5     | 5      | 1985                 | 2012               |



Total rooms  
**5**



Nº of bedrooms  
**3**



Nº of bathrooms  
**2**

### Property details

Great apartment in a great location with a beautiful view of the city and Pohorje.

In a sought-after location, in the centre of the town, on Gregorčičeva street, an exceptional apartment is for sale, on two floors, total area of 116 m2. It is located on the top floor, the 5th floor, which allows a magnificent view of the city and further towards Pohorje, as well as complete privacy and tranquility. It is oriented north - south.

On the first floor there is, entrance hall, stairs to the upper floor, large living room with access to a large balcony, dining room, which continues into the conservatory, kitchen, study, bedroom and bathroom with bathtub and separate toilet.

Upstairs there is a gallery with built-in bookshelves, two large bedrooms and another bathroom with shower and toilet.

On the south side there is a large glass area, making the apartment extremely bright and sunny.

The windows are Reflex, aluminium with white plastic cladding. The heating is communal. Air conditioning. All connections are made.

It is possible to buy a garage. Two parking spaces are available.

The apartment building is well maintained and tidy. The year of construction is 1985. The roof was renovated in 2012.

I recommend viewing and buying to anyone who is looking for a larger apartment with an open floor plan, who wants to live in the city centre and still enjoy peace and privacy. In addition to the apartment you get a unique view.

I invite you to take a look. Contact me for more information.

## **Additional information**

### **Advantages**

### **Connections**

### **Heating**

### **View**

### **Equipment**

### **Flooring materials**

### **Building Features**

## **In the vicinity**

## **Micro location**

### **Maribor**

Maribor is the second-largest city in Slovenia and the largest city of the traditional region of Lower Styria. It is also the seat of the City Municipality of Maribor. Its name comes from the Drava River and includes land on both banks along its course through Slovenia as well as the Pohorje mountains in the northeast of the region. The Drava is used for the production of hydroelectricity and the fertile land around it is used for agriculture. The share of job vacancies in all available jobs is among the highest in Slovenia and the region has a positive net migration rate.

According to 2013 data, the city population is 94.9 thousand people, it occupies an area of 42.1 km<sup>2</sup>.

Maribor is 127 km from Ljubljana, 257 km from Vienna (Austria), 116 km from Zagreb (Croatia).

Macro location



Population

0

Employment in services

0%

Employment in industry

0%

Employment in agriculture

0%