

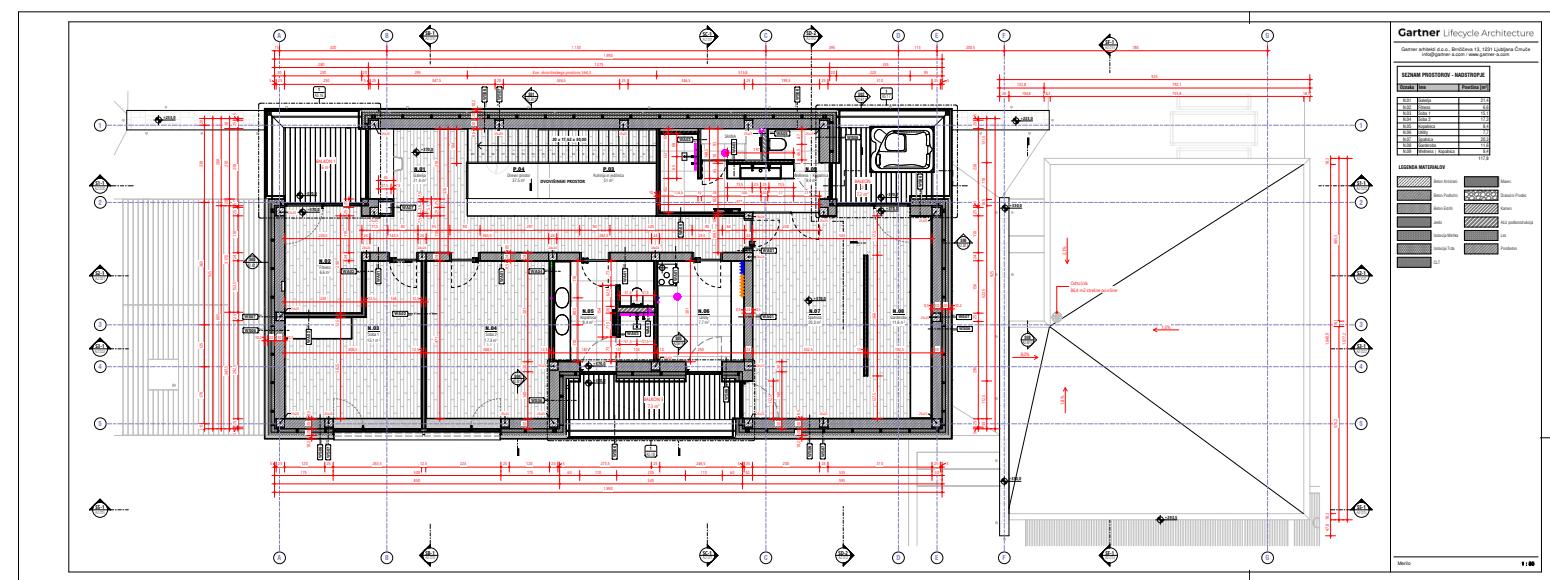
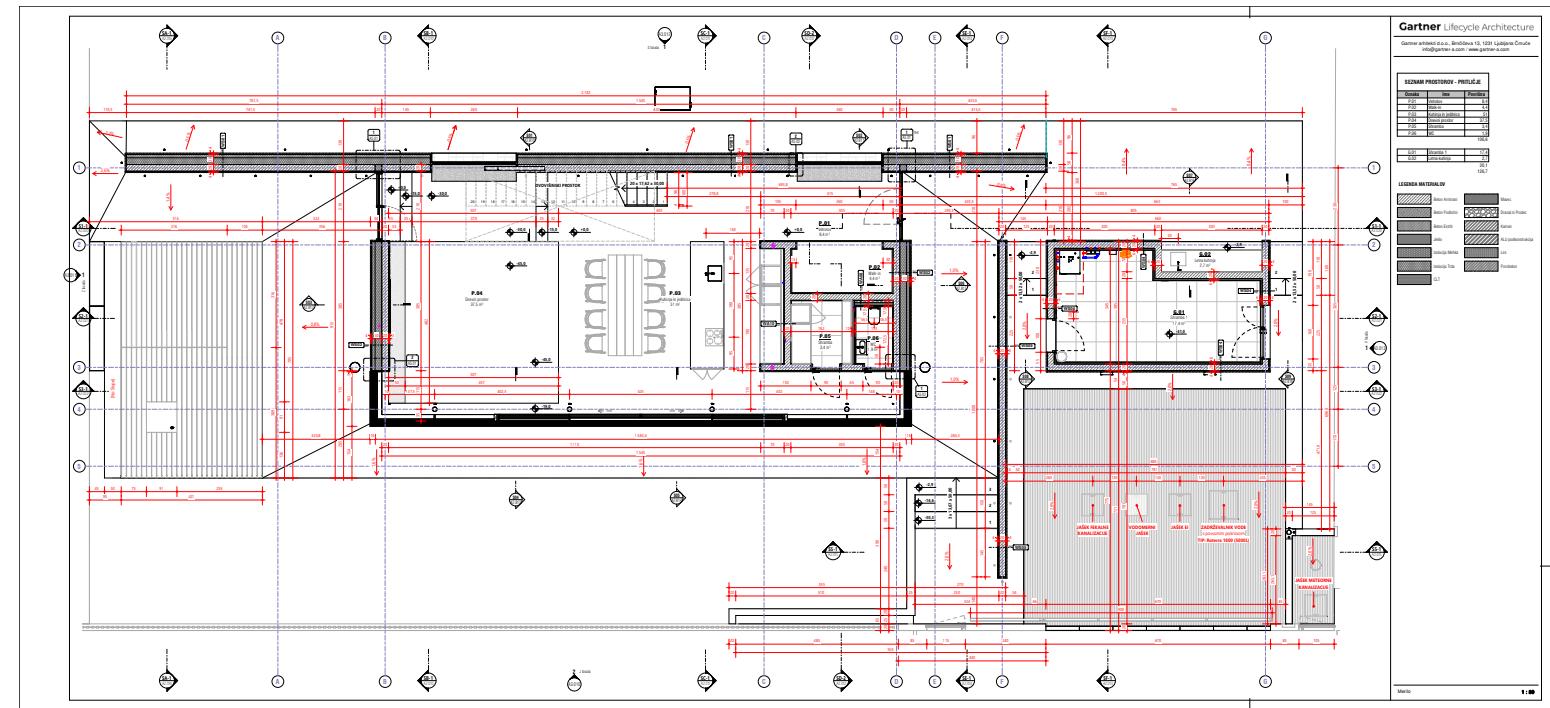


Villa Yelsa



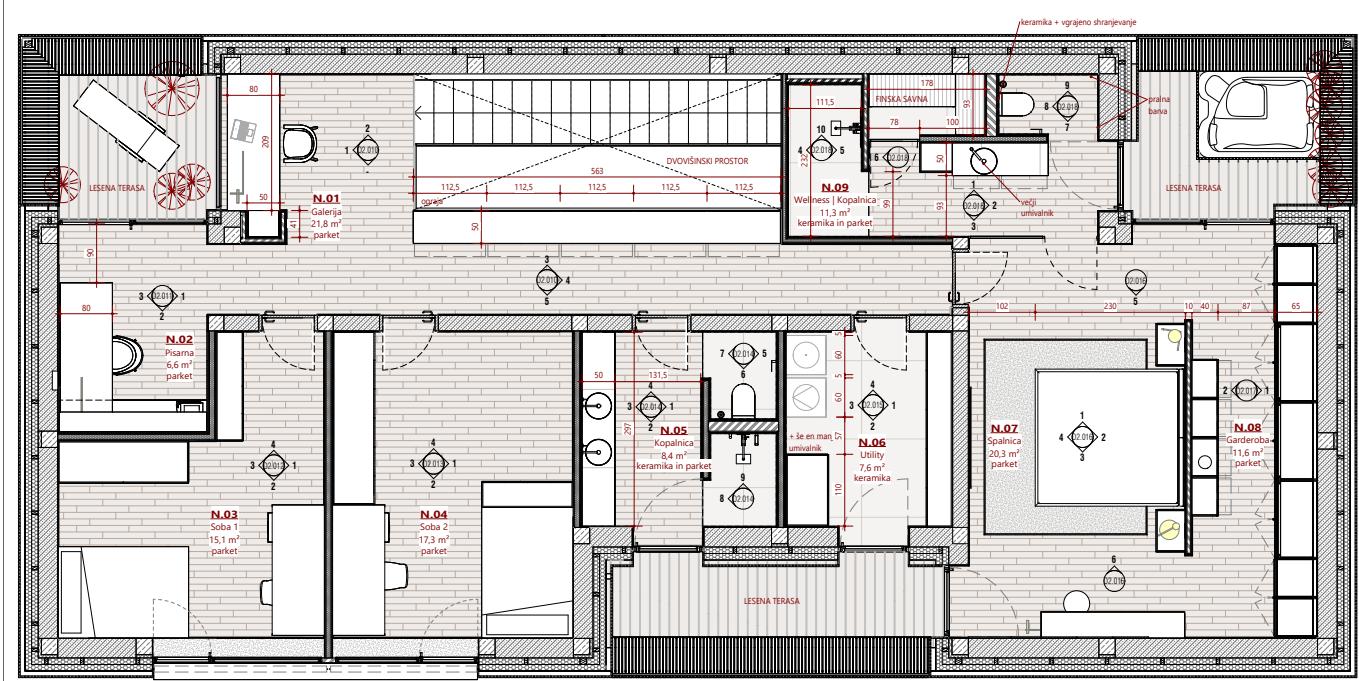
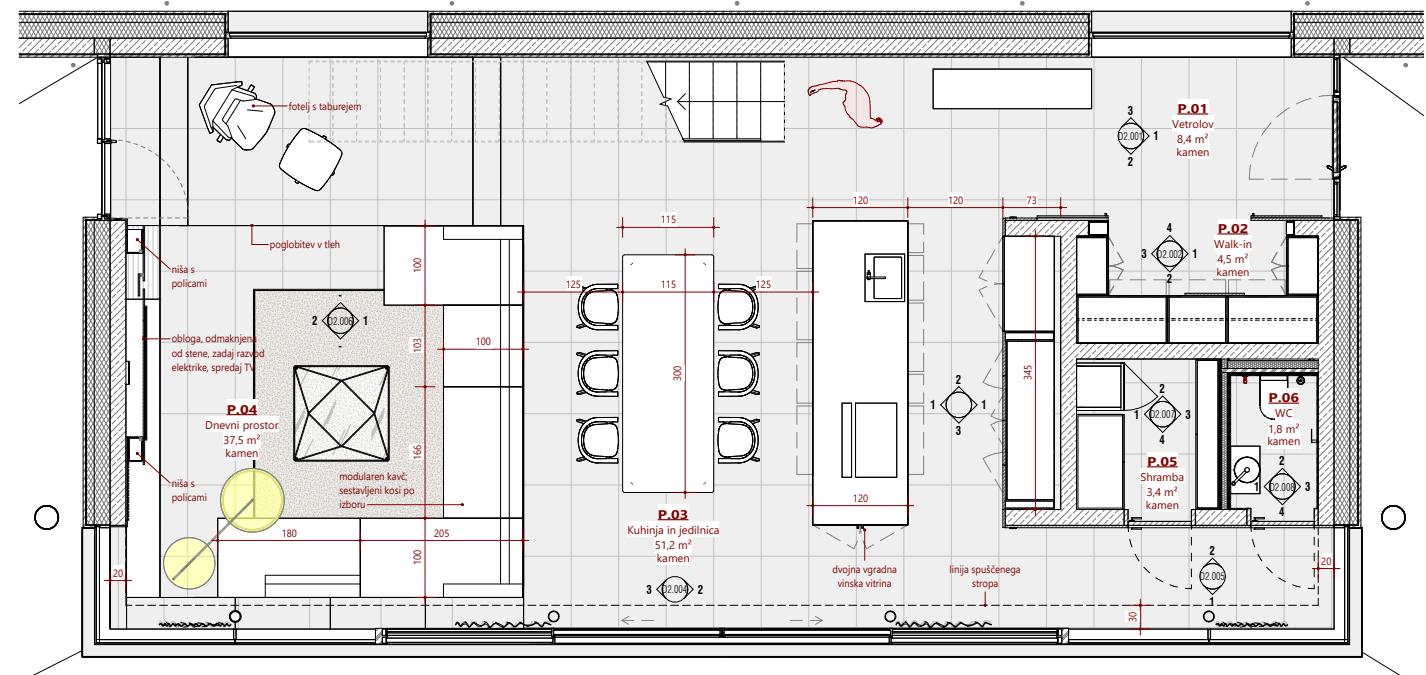


Introducing the epitome of modern luxury living in the heart of Ljubljana, Slovenia – the Villa Yelsa.



**Location:** Nestled in a peaceful part of Ljubljana, this villa offers the perfect blend of urban convenience and serene surroundings. Enjoy the vibrant city life just moments away while basking in the tranquility of your own private oasis.

**Properties:** Lot size: 800m2, build up area 320 m2, living area: 245m2



**Architecture:** Step into a world of contemporary elegance as you enter this stunning villa. Boasting sleek lines, high-end finishes, and cutting-edge design, this property redefines modern living.

**Open-Concept Design:** The villa's open floor plan seamlessly connects living spaces, providing a sense of spaciousness and freedom.



**Kitchen and Dining area:** "The spacious open-plan kitchen and living room offer ample space for family gatherings or hosting dinner parties with friends.



**Large Windows:** Floor-to-ceiling windows flood the villa with natural light, offering breathtaking views of the surrounding garden. Sliding glass doors can be automatically opened to achieve direct contact with the outdoors.



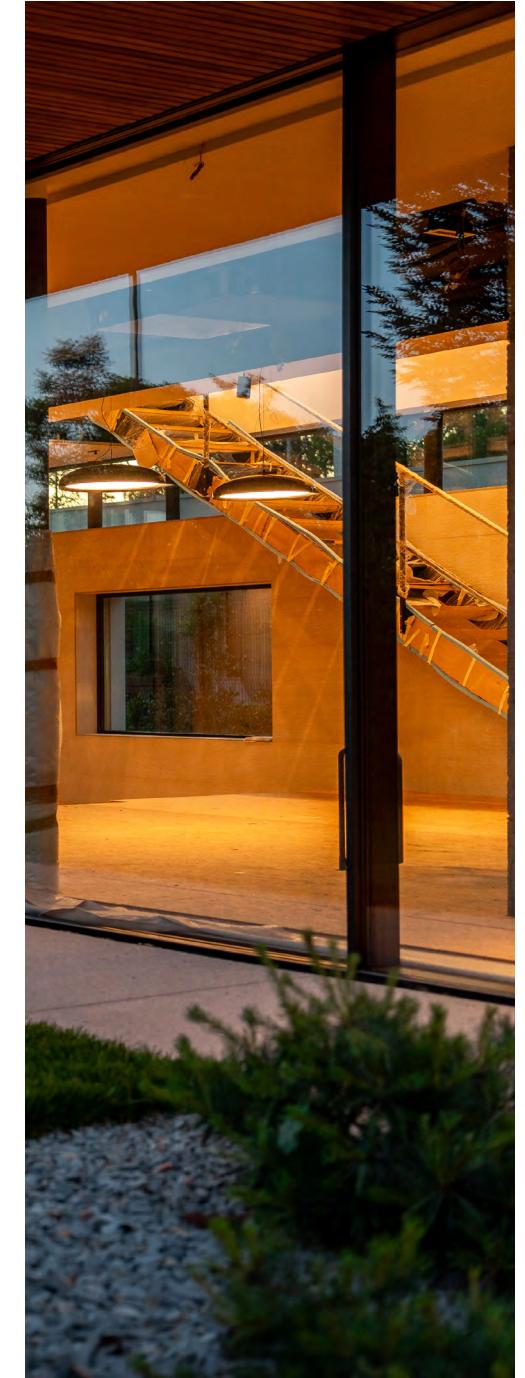
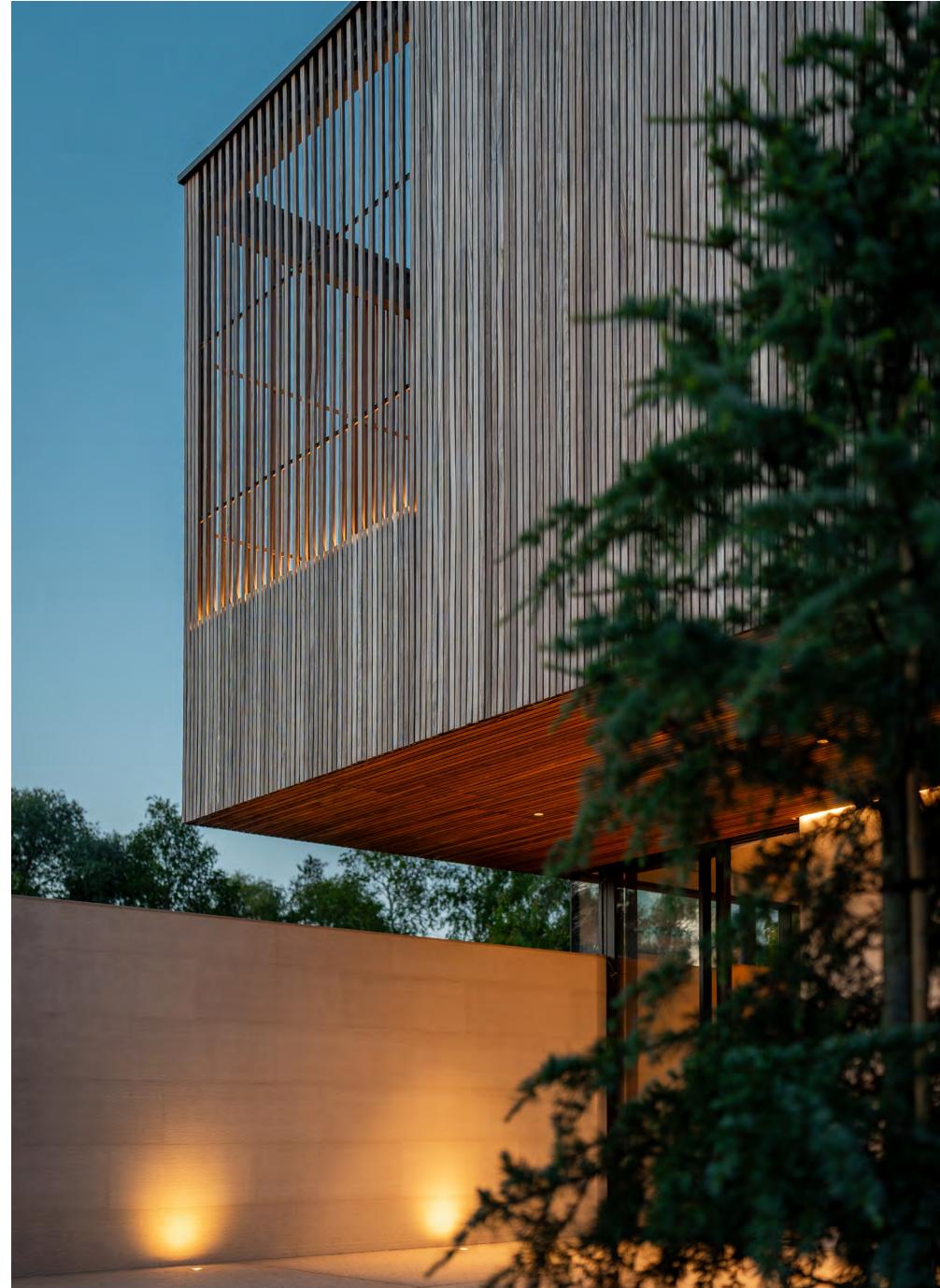
**Bedrooms:** The villa features multiple bedrooms, each meticulously designed for comfort and style. The master bedroom has an en-suite bathroom and access to the private sauna and outside jacuzzi.

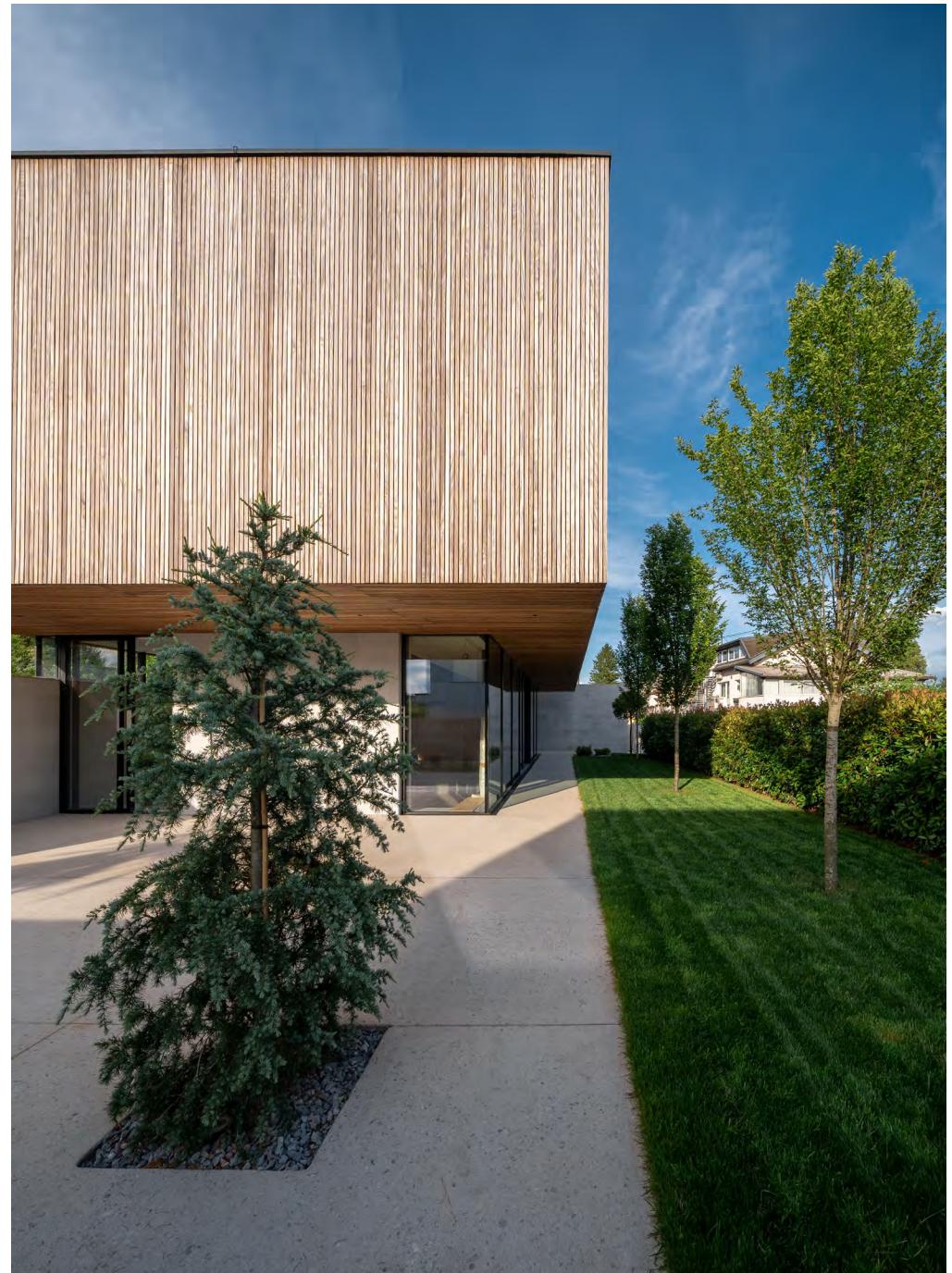
**Private Garden:** Step outside to your private garden oasis, an urban retreat ideal for relaxation, gardening, or al fresco dining.

**The Perfect Urban Lifestyle:** Experience the best of Ljubljana at your doorstep. You can explore the charming Old Town, and indulge in the city's vibrant cultural scene – all just a short walk away.

**Green Living:** Solar panels, heating pump and air cleaning systems installed are not only effective but also contributes to sustainable and eco-friendly home environment.

**Security & Privacy:** Your safety and privacy are paramount. The property is equipped with high quality security systems, ensuring peace of mind.





**Convenient Access:** With easy access to major highways and public transportation, commuting is a breeze. In just two hours drive you can explore the city of Venice, enjoy the Croatian coast or ski in the Austrian Alps.

**Invest in Your Dream:** Villa Yelsa is more than just a property; it's a lifestyle upgrade. Whether you seek a primary residence, a vacation home, or an investment opportunity, this villa offers it all.

