



A passion for Real Estate since 1996

25th anniversary Jubileum edition

DCS
DIPLOMATIC
CORPORATE
SERVICES

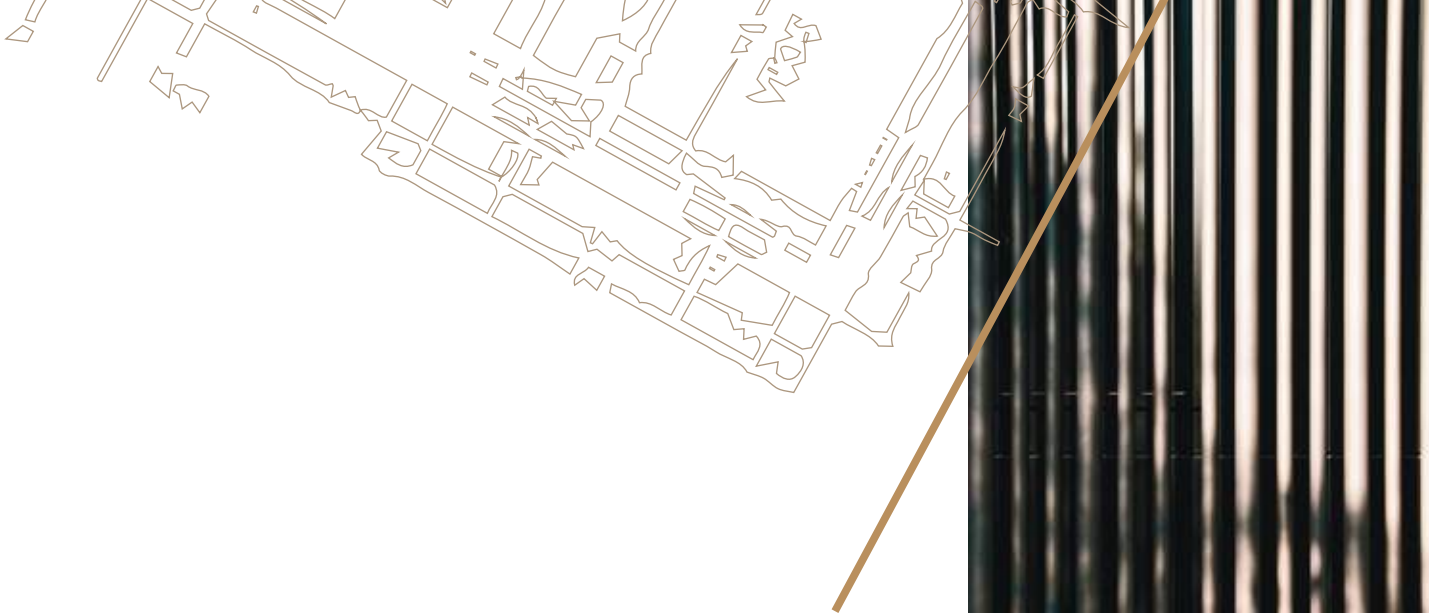
 **STOJA**
REAL ESTATE AGENCY

**STOJA REAL ESTATE AGENCY
DIPLOMATIC CORPORATE SERVICES
STOJA REAL ESTATE OFFER**



Table of content

6	THE STORY: DETAIL IN ARCHITECTURE
10	INTERVIEW WITH ARCHITECT BORIS PODRECCA
16	STOJA REAL ESTATE AGENCY
24	STOJA REAL ESTATE AGENCY OFFER
	UPCOMING PROJECTS
	RESIDENTIAL VILLAS FOR RENT AND SALE
	HOUSES FOR RENT
	APARTMENTS FOR RENT
	BUSINESS PREMISES FOR RENT
	HOUSES FOR SALE
	SPECIAL OPPORTUNITY HOUSES FOR SALE
	APARTMENTS FOR SALE
	BUSINESS PREMISES FOR SALE
140	DIPLOMATIC CORPORATE SERVICES



Proudly — serving foreign nationals and diplomats

We have 25 years of experience in working with foreign diplomats and corporate executive clients and providing them with the best living solutions. Furthermore, we offer a range of business premises for large international companies as well as smaller companies.



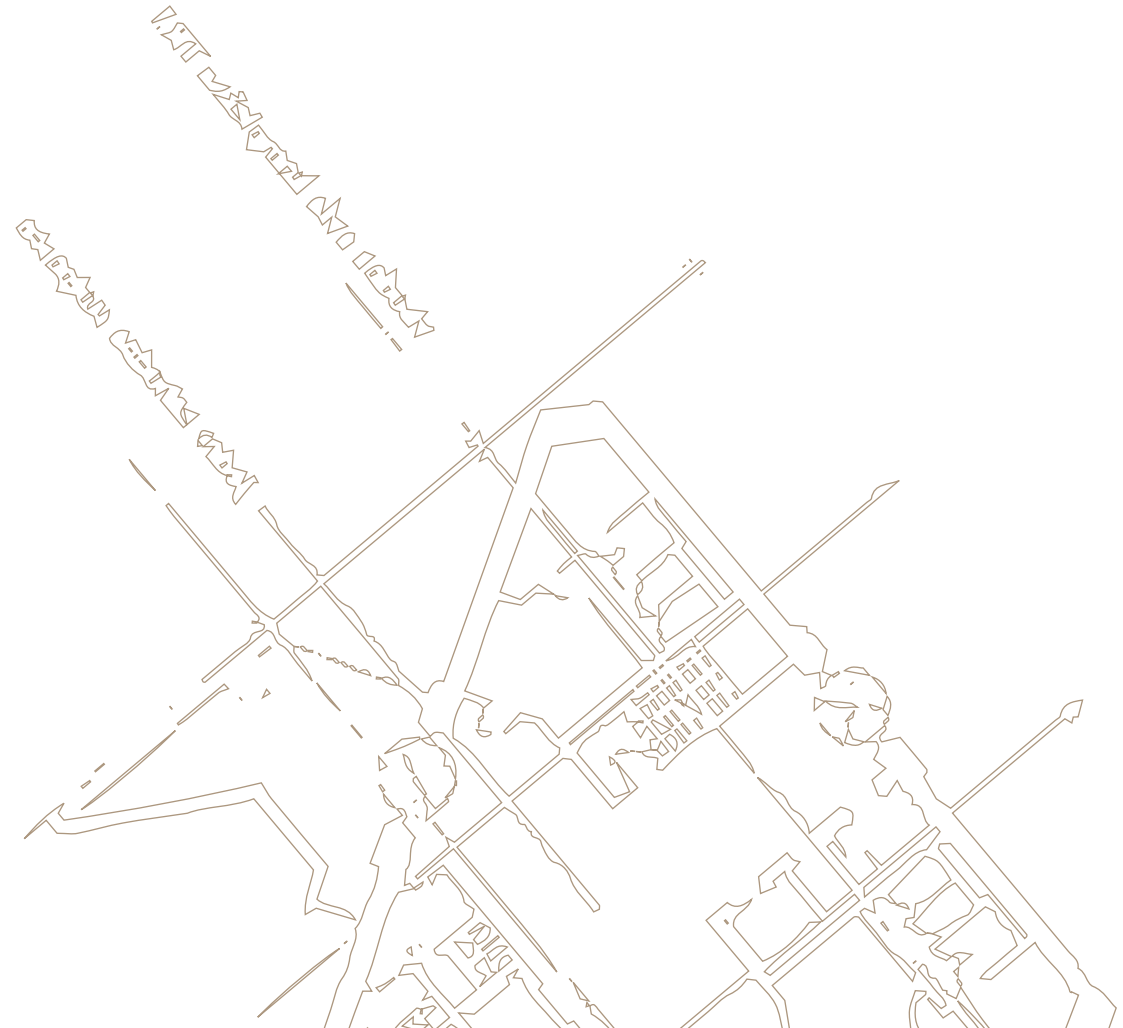
Diplomatic and executive rentals and — sales

Many of our foreign diplomat and corporate executive clients seek luxurious real estate premises for rent and sale in Ljubljana or Ljubljana's vicinity. We guarantee an expedited and efficient service of real estate brokerage. Let us help you find your perfect home.



 **STOJA**
REAL ESTATE AGENCY

The story: Detail in— architecture



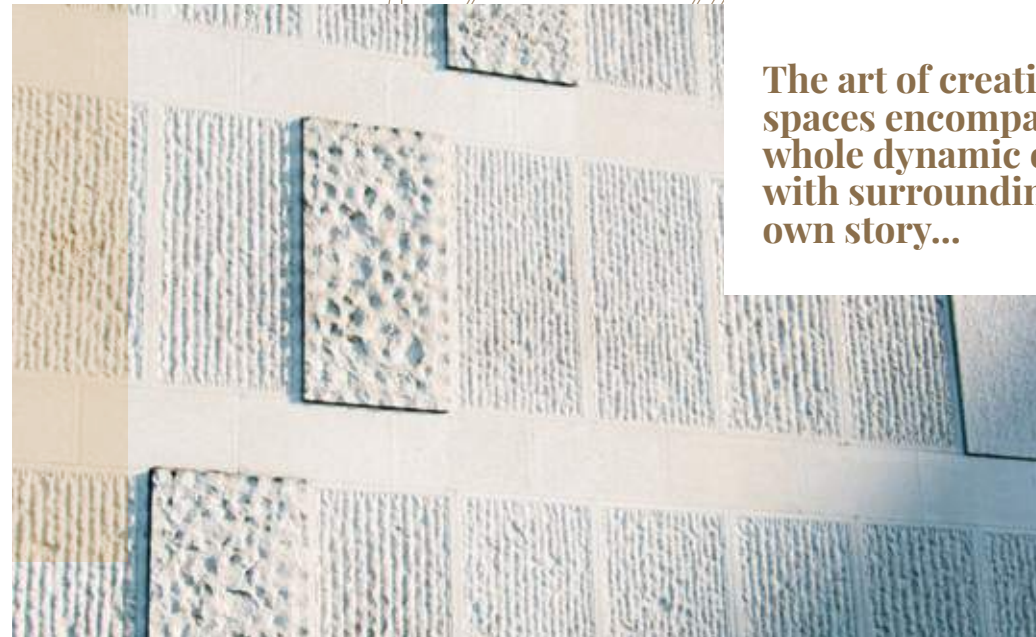
LITTLE THINGS THAT MAKE A DIFFERENCE

Welcome to the new era of living. Where the old meets the new, aesthetics merge with lifestyle and choice is wider than ever.

Architecture is not just designing spaces with certain size and function. The art of creating living spaces encompasses the whole dynamic of connecting with surroundings, writing its own story, creating wider landscape. That is where details come to life. With creating conformity, or acting as a disruption, they build up character making distinctive and unique spaces.

Small, but meaningful

Just think about how the architecture of detail is interwoven with our lives. All the little, well thought out details, seamlessly improve our everyday. Sometimes you don't even notice how tactful and genius some designs are, until you start digging into their stories and origins. How something as simple as a staircase or entrance door can bring meaning and awe. How a wall and strategically placed window create better spaces. And none the less, how these little details, from home to wider city landscape, lift our spirits and improve our mood.



The art of creating living spaces encompasses the whole dynamic of connecting with surroundings, writing its own story...

Details of Ljubljana

With this in mind, we took a stroll around the beautiful city of Ljubljana. Although small, compared to big metropolises, it unveils many architectural gems telling its story. From historic masterpieces to new outstanding creations, at every sight we find another snippet of this lively mosaic. We invite you to do the same.

Take your time and enjoy the little details of every building. Connect it with its story. Discover your new home.

TO HELP YOU IN YOUR QUEST, WE INCLUDED SOME OF THE MOST OUTSTANDING LANDMARKS DEFINING THE LANDSCAPE OF LJUBLJANA.

DISCOVER THEIR HISTORY, THE IDEA BEHIND THE ART AND SOME EXCLUSIVE DETAILS THAT MAKE THEM EVEN MORE EXCITING.



Nebotičnik*

Vladimir Šubic



The famous Nebotičnik (Eng. Skyscraper) not only defined the early landscape of Ljubljana, it also elevated the city to a new height. Literally.

Built 6 stories higher than the city rules allowed, many were sceptical about its safety. It took the approval of Jože Plečnik to get the project in motion. When built in 1933 it became the tallest building in central Europe. With peculiar details, such as the spiral staircase or the Genie statue on the 6th floor, it still remains a great landmark of the city (not the highest, though).

*Nebotičnik - Skyscraper



Vir:
[https://commons.wikimedia.org/wiki/File:Vladimir_%C5%A0ubic_\(1\).jpg](https://commons.wikimedia.org/wiki/File:Vladimir_%C5%A0ubic_(1).jpg)
(19.02.2020)



An interview with renowned architect BORIS PODRECCA

Certain projects have already been halted because of troubles finding construction companies or general planners, since they cannot ensure a regular building progress.

We have seen you co-create the architectural landscape with many outstanding, eye-catching projects that basically became modern landmarks. What is your approach when starting a new project? How do you balance crazy ideas, urban surroundings and functionality?

Calm down. We are not working with crazy but with significant ideas making any architectural object responsible for the city and its specific milieu.

The primary role of architecture is protection against adverse weather and other imponderables. Man has always been obtaining flax, grass, and bamboo from nature, tying knots and forming surfaces to a textile protection – a coat. This emancipates into a tent and further in a three dimensional artefact with straight woven walls with a secondary supporting structure. In this sense the house is created.

This means that the origin of architecture is directly connected with anthropology, and therefore I prefer the term archiculture instead of architecture. In further the range of construction extends from functional purpose even to symbolic image. At the same time, this emblematic connotation creates typology, space concept, and materiality.

Do you have any favourites among your own projects? What do you like about them?

It is similar to asking someone which of your children is your favourite. How would you answer that without implementing

a hierarchy? To put it crudely, the last project could be the favourite one...

You have become a respected trademark in the architectural business. Can you tell us more about what distinguishes your work from the competition?

When I was a kid in Trieste, I pretty much grew up in the street. I merely ate and slept at home. This helped me to develop a sense of community, encounter and distinctiveness of an urban place. That is, what creates architecture as an

The mastery of details shows the quality level of every single architect.



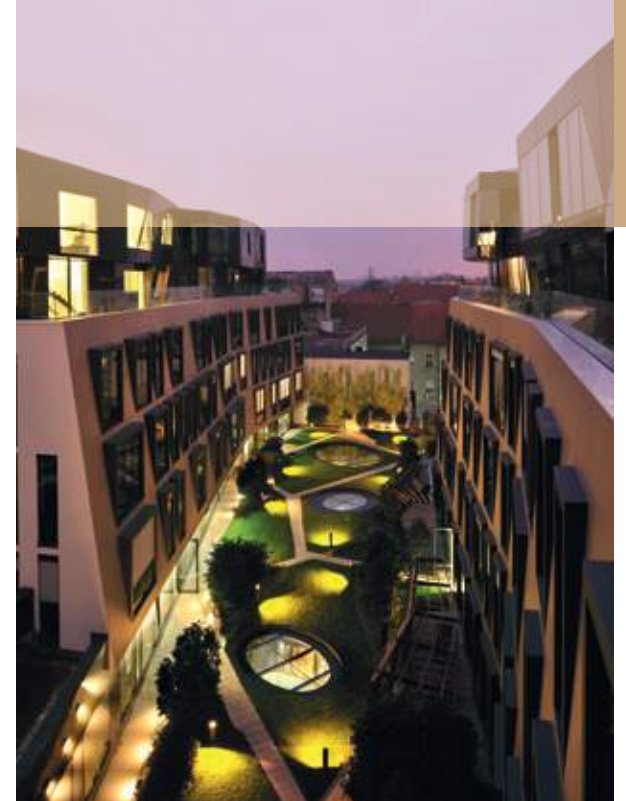
amalgam between the city and the singular object. Each one of these two carries the echo of the other. Finally, we try to develop made-to-measure and not ready-made suits. In order to achieve this, we are following the principle of the so-called Poetic of the Difference (cit. Friedrich Achleitner). We are not dictated by an zeitgeisty brand. Most of our projects cover the cultural geographic space of already eight countries in Mitteleuropa, each of them always with its own particular aura.

We have heard a lot about the importance of distinguished, sophisticated and precise elaboration of object and space. In your creative process do you start simultaneously focusing on details?

Mies van der Rohe once said "God lives in the detail". And

indeed, the mastery of details shows the quality level of every single architect. Our atelier tries to focus precisely and is known for meeting high standards of architectural details. This follows a Viennese tradition that was already implemented in the Biedermeier period (Austrian variation of classicism). My Italian colleagues mostly just draw the desired intention

*WHAT CREATES ARCHITECTURE AS AN
AMALGAM BETWEEN THE CITY AND THE
SINGULAR OBJECT. EACH OF THE TWO
CARRIES THE ECHO OF THE OTHER.*



of a detail, which is then accurately elaborated by the excellent technical staff of the Italian companies in charge. Our working method is exactly the opposite - according to strict architectural premises in a particular team the detail gets sublimated. Of course, such an approach is uneconomical and makes us lose significant finances; however, the result conforms the ideogram of the building.

How is actually the financial situation of new projects? Is it difficult to find financing for new projects?

The coronavirus pandemic has made the market highly cautious. According to our estimation, architects will be subject to a slowdown, including funding and production. Certain projects have already been halted because of troubles





finding construction companies or general planners, since they cannot ensure a regular building progress. The business boom in Central Europe before the crisis was stopped abruptly, and the consequences still cannot be foreseen. We suppose that we will lose an entire year in total, accompanied by highly fragmented workload. Home office may work well when dealing just with quantifiable factors, e.g. in the world of paragraphs of a lawyer or notary, where everything is depersonalized. But in the personalized and creative work of architects, where the principle of coincidence also plays an important role, the direct eye-to-eye communication and discussion are essential.





IN THE FUTURE, LIFE WILL BE STRONGLY AFFECTED BY PHENOMENA SUCH AS DECARBONISATION AND RENATURATION. ADDITIONALLY, THERE WILL BE A STRONGER EMERGENCE OF MORE COMPLEX, BUT AT THE SAME TIME MORE FLEXIBLE FORMS OF PRIVATE, AS WELL AS COLLABORATIVE VENTURES.

example for such an ideal is a polyfunctional project, developed by our atelier and realized in the historic centre of Zagreb, after having won the corresponding competition. A shopping gallery with restaurants, a parking garage, offices and flats, two-storey villas with a swimming pool, and roof gardens surrounding a park with a fountain on an elevated floor, represent an entity – a green city within a pulsating city.

Modern lifestyle calls for modern layouts and a new functionality of our living space. What are some of the most prominent trends rising in the last few years in the housing sector?

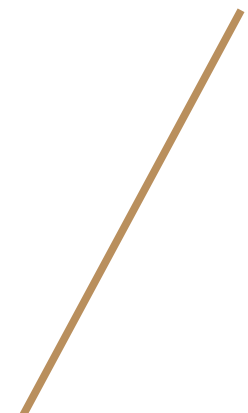
In the future, life will be strongly affected by phenomena such as decarbonisation and renaturation. Additionally, there will be a stronger emergence of more complex, but at the same time more flexible forms of private, as well as collaborative ventures. We have developed some participatory housing

models, differing in their specific requirements, in the last years. The standardised anaemic housing of the last decades will be based on more inclusion of individuals and different necessities. Our pluralistic world will be characterized with increased complexity.

What is your ideal home of the future?

I want to live in a pulsating city, with all the benefits of a single-family house surrounded by lush greenery. The best

BORIS PODRECCA,
architect





NUK

Jože Plečnik

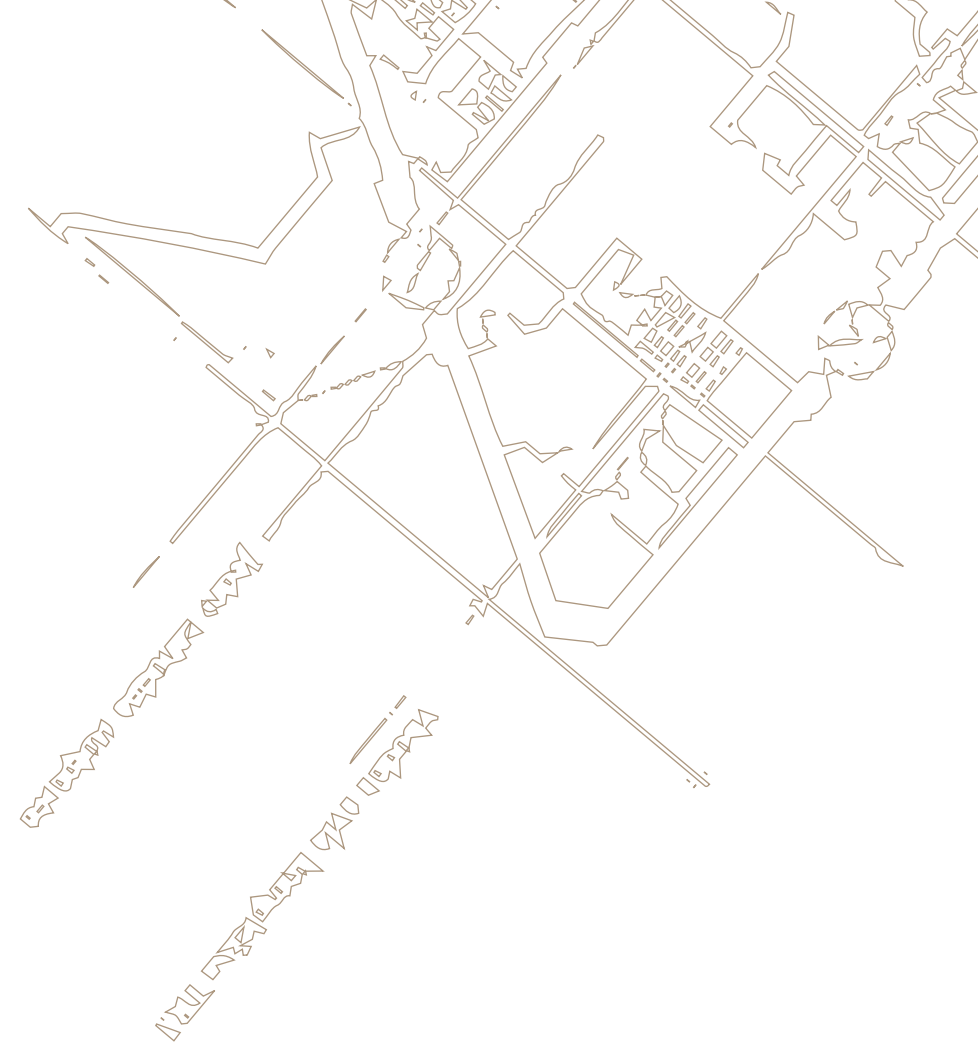


Jože Plečnik designed the National and University Library as a true temple of knowledge and wisdom. Finished in 1941, it still resonates as a timeless architectural masterpiece.

Many details, incorporated in the building structure, pay tribute to academics. The main entrance, positioned on the side street, indicates knowledge is not available to everybody, while the massive heavy door symbolizes the great effort needed to achieve it. A monumental stairway behind the door leads the way towards light – the wisdom we all strive to achieve.



Vir:
<http://www.sazu.si/events/58761f6f2f12c3783003996b>
(19.02.2020)



Stoja Real — Estate Agency

 | **STOJA**
REAL ESTATE AGENCY

ABOUT STOJA REAL ESTATE AGENCY

According to our clients, **Stoja Real Estate Agency** is one of the most respected real estate agencies with more than **25 years of experience**, since 1996, combining the richest offer and the largest numbers of conducted businesses.

Our real estate listing is one of the largest in Slovenia and provides **around 1,035 real estate offers** such as apartments, houses, villas, retail, office, and other business premises that suit every budget. **We know Ljubljana better than anyone.**

The company was **established in 1996** and over the span of 25 years it has grown into a **respected and renowned real estate agency** in Ljubljana and Slovenia. Our extensive experience has taught us that to **provide the highest level of service** we have to commit to every client and truly **understand the client's wishes and needs.**

Our company is dedicated to **property-finding services and consulting, for both local and foreign residents.** We specialize in providing services to diplomatic corps in the Republic of Slovenia, for both foreign and local companies.

We live in a world where technology is an integral part of our everyday. Not only we practically live our days from start to end with our phone in our hands. Technology has infiltrated every single aspect of our lives.



Our company is dedicated to **property-finding services** and consulting, for both local and foreign residents. We specialize in providing services to **diplomatic corps** in the Republic of Slovenia, for both foreign and local companies.

ZORAN ĐUKIĆ

Owner and CEO,
Stoja Real Estate Agency

The line between technology and human

“We live in a world where technology is an integral part of our everyday. Not only we practically live our days from start to end with our phone in our hands, technology has infiltrated every single aspect of our lives.”

Artificial intelligence (AI) has already imprinted an essential influence on urban landscapes, the way we see and conceptualise cities, lifestyle and even architecture. We see many modern architectural creations that basically lean on technology and make it a core of their functionality. Where does it all lead? What part does technology and especially artificial intelligence play in this merry-go-round called life?



In the modern world we have experienced first-hand how AI took over several aspects of our lives. Smart homes allow us to manage practically everything from the palm of our hand with easy voice commands. Smart cars are able to drive around without human drivers, solely based on technology. We have even seen AI penetrate the world of the arts! So it is just a matter of time before it takes over wider urbanistic spaces. Are we going to see AI planning our houses, city landscapes and even optimize urban infrastructure in the future? It is not that insane to believe that AI will help us understand our needs and convert them into

AI will help us understand our needs and convert them into real estate plans.

proper real estate plans. It is all there – LinkedIn, Instagram, Facebook and other social network interactions. All that it takes is a proper algorithm to convert our digital footprint into the perfect home.

To some it may sound perfect, but of course there is another side to this story. It is called personal touch. In this world, where technology took the lead, where do we find personality, individuality and most important the freedom of choice? The real challenge of modern living is to find the limit where we say stop to AI and computerized choices and start expressing our own self. Introduce details in our lives and make choices beyond our digital super-connected persona making our world personal and intimate, catered to us.

So, in a way, detail becomes differentiation, the touchpoint where we detach from a world of technology powered uniformity. Although AI creates the template of a perfect personal world, catered to our needs and preferences, there is still (and there will always be) room for personal choice. It is embedded in our own vision of living space, the inspiration we bring to our home and details, however eclectic or functional they are, that make it our own. Yes, I am pro smart technologies that make our life easier and help us build better solutions, but still detached in a way to not get completely sucked into this digitally led spiral.

I started this train of thought about the radical implications of technology in our lives while walking around the streets of Ljubljana. So full of beauty and architectural landmarks. All the little details embedded in architectural masterpieces of Plečnik and other renowned architects give the city so much charm and character. Every single building tells its own story, has its own personality, which is much different

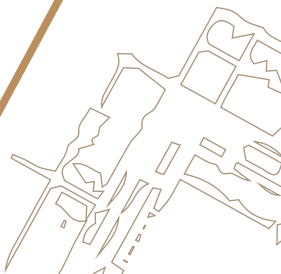
from the world painted on our little bright screens. There was no digital footprint to retrieve from, no AI to optimize the benefits and structure, just pure and simple creativity and mastery. So different from the life we know today, but yet pure and perfect genius.

**WE HAVE TO DRAW A LINE BETWEEN
COMPUTER AND HUMAN THAT LETS
US LIVE CONNECTED AND OPTIMIZED,
BUT STILL PRESERVING OUR OWN AND
WHOLE HUMAN BEING.**

That is why I wanted to bring a piece of my inspiration to you. In a world led by modern technology, design and digitally led lifestyle is important to step back and draw a line. A line between computer and human, a line that lets us live connected and optimized, but still preserving our own and whole human being.

Throughout this catalogue you will find some of the landmarks I drew my inspiration from. We added some interesting facts emphasizing the details of the masterpiece and how it fits the whole story. I sincerely hope you will find your inspiration too and apply it to your new home. And yes, there is plenty of inspiration for your new living spaces in the following pages too. I believe you will find the home you are looking for.

ZORAN ĐUKIĆ,
owner and CEO



Meet the team



Zoran Đukić

Owner and CEO

"In addition to the expert knowledge, good people skills are crucial for recognizing the clients' needs and wishes. The two most important factors in real estate brokering are usually the price and location of the property, while the foundations we build our business on are good business and working relationship."

M: +386 41 652 141 | **P:** +386 1 280 08 60

E: zoran@stoja-trade.si



Alja Pirkmajer

Senior partner, Real estate agent

"What I enjoy the most in real estate is the challenge of understanding the clients' needs and consulting them accordingly when choosing the right accommodation."

M: +386 41 333 123 | **P:** +386 1 280 08 60

E: alja@stoja-trade.si



Sanja Đukić

STARTHOME, d.o.o.
Senior partner, Real estate agent

"What still amazes me in real estate brokering, even after all these years, is its dynamics and diversity."

M: +386 51 395 900 | **P:** +386 1 280 08 60

E: sanja@stoja-trade.si



Esad Čeman

EPRO.NEP, d.o.o.
Senior partner, Real estate agent

"Clients who have some experience in real estate business, find that quality and experienced real estate agents are an indispensable element in a successful transaction. Since the beginning of my career, I have been most driven to work for customer satisfaction. I still feel that way after 20 years working in real estate."

M: +386 41 699 372 | **P:** +386 1 280 08 60

E: esad@stoja-trade.si



Nenad Dončić

DONS, d.o.o.
Senior partner, Real estate agent

"The virtues that are valued in real estate brokering and which clients' trust are integrity, precision and professional skills."

M: +386 31 573 423 | **P:** +386 1 280 08 60

E: nenad@stoja-trade.si



Rok Lujanac

ROK – ESTATE, d.o.o.
Junior partner, Real estate agent

"By listening to customer preferences with a credible approach, I strive for the best results. This means, that I set high goals all the time, whereby professionalism and integrity are the values, which I appreciate most in the real estate business."

M: +386 40 676 674 | **P:** +386 1 280 08 60

E: rok@stoja-trade.si



Metka Junc

Junior partner, Real estate agent

"As a real estate agent it is important to understand your client's needs and wishes and what is most important to them. Having a good understanding of their priorities, together with my drive and persistence enables me to find the most suitable property for each and every client."

M: +386 30 324 343 | **P:** +386 1 280 08 60

E: metka@stoja-trade.si



Nataša Mulej Ropret

LaNaRo d.o.o.
Real estate agent

"The most important thing in real estate brokership is understanding the client's wishes."

M: +386 30 641 681 | **P:** +386 1 280 08 60

E: natasa@stoja-trade.si



Jana Caserman Dončić

AKAMAI d.o.o.
Real estate agent

"Real estate brokerage is a beautiful and dynamic profession that I enjoy every day. For clients to find their first home or business to rent the first office and look forward to, it is the most fulfilling part of my business."

M: +386 30 642 624 | **P:** +386 1 280 08 60

E: jana@stoja-trade.si



Urška Tomšič

UT PLUS d.o.o.
Real estate agent

"My mission is to provide a positive real estate experience by using my skills, knowledge and passion to leverage the best outcome for all parties and in turn building a strong and lasting relationship with my happy clients. Equipped with drive, energy, a passion for people and my background in Sales I will work tirelessly to achieve your real estate goals and dreams."

M: +386 30 645 999 | **P:** +386 1 280 08 60

E: urska@stoja-trade.si



Janez Dragar

Real estate agent

"For the customers and agents are the most important clients; that's why we dedicate ourselves to them professionally, from start to finish."

M: +386 30 706 052 | **P:** +386 1 280 08 60

E: janez@stoja-trade.si



Tea Drozg

Customer support agent

"In the real estate business, we are likely to learn more about people, communities, relationships, security, impact of the government, and life in general than in any other business."

M: +386 40 233 050 | **P:** +386 1 280 08 60

E: asistent1@stoja-trade.si



Mateja Kadivnik

Customer support agent

"Working at a real estate agency is very dynamic, with clients and real estate constantly coming and going, so tasks are different every day. It is a pleasure to be able to help my team become more organized and productive on a day-to-day basis, and to help clients choose the property where they will create happy memories for years to come."

M: +386 30 640 930 | **P:** +386 1 280 08 60

E: asistent2@stoja-trade.si



Tina Poljak

Customer support agent

"When working with real estate, I like the dynamism and variety of work. The best part is when we have the experience of our team to meet the wishes of our clients and help them on their way to finding the perfect home or business space for them."

M: +386 40 898 001 | **P:** +386 1 280 08 60

E: asistent3@stoja-trade.si



Ksenija Kus

Customer support agent

"It is a pleasure to be a part of a winning team that makes it easier for people to experience the search for a new home or business space with professionalism and quality service."

M: +386 30 603 397 | **P:** +386 1 280 08 60

E: asistent4@stoja-trade.si

Thank you for exceptional 25 years!

10.000+

Successful deals

18

Devoted team members

“Ob 25. obletnici Stoja bi se zelo zahvaliti vsam strankam, poslovnim partnerjem, prijateljem in kolegom. Po 25 letih uspešnega dela in ohranjanja tradicije, vam še vedno ponujamo varnost, iskrenost, zanesljivost in profesionalnost naših storitev. Hvala vam za prehoditega 25 let in za prihodnje uspešne in unikatne trenutke!

Zoran Đukić



ZORAN ĐUKIĆ

Owner and CEO,
Stoja Real Estate Agency

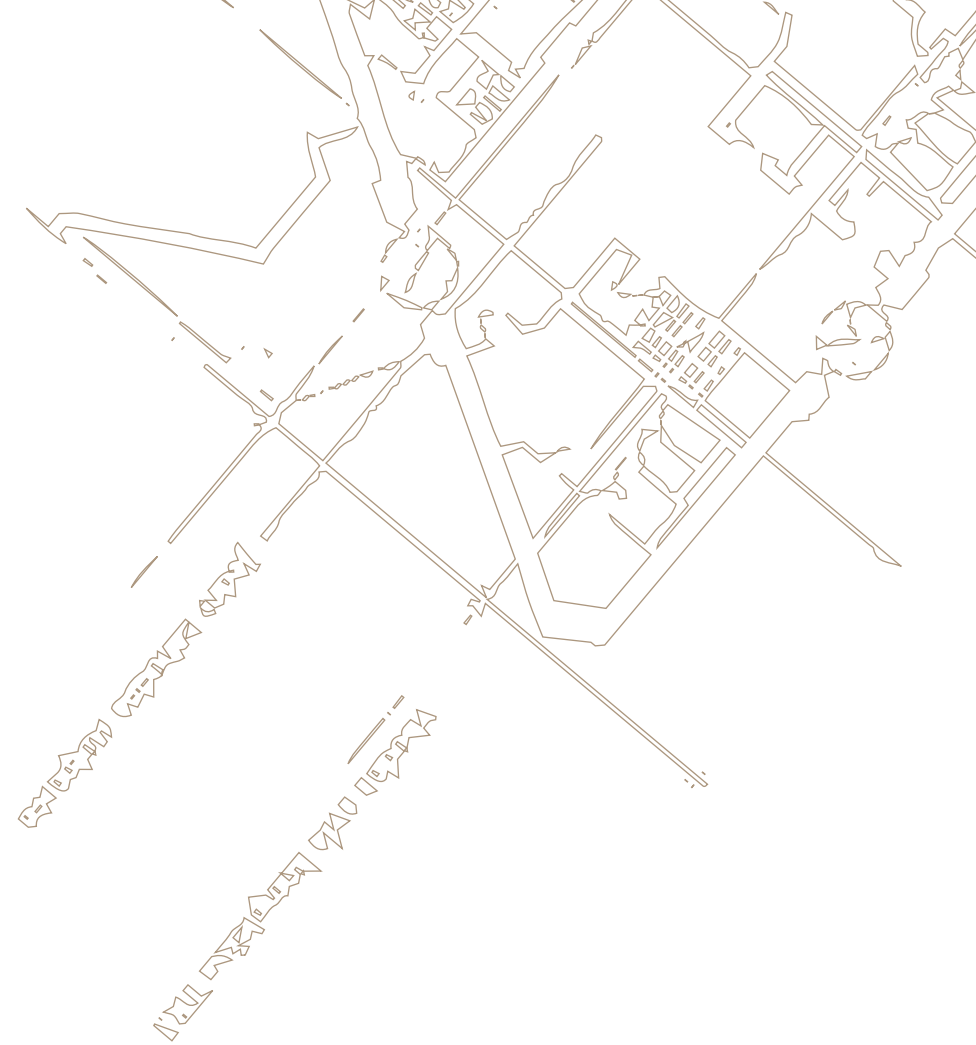
STOJA
REAL ESTATE AGENCY



Stoja old bussines cards.



Stoja Real Estate Agency offer





WELCOME TO OUR NEW CATALOGUE OFFER

“Home is where the heart is.”

-Pliny The Elder

It is our absolute pleasure to help our clients in the process of finding their new home in Slovenia. Since we are aware of the saying that home is not only a place but also a feeling, we are always trying to take into consideration our clients' specific needs and wishes, thus enabling them to find a premise that they love. We strive towards providing the best possible service. When looking for a property that perfectly suits our clients' needs, we provide them with our professional advice and assistance.

On the following pages we have prepared Real Estate Offer carefully chosen for you. We are proud to say that we are a



Real Estate Agency with the largest real estate offer for rent in Ljubljana area. Both in our catalogue and on our website www.stoja-trade.si/en/ there are houses and business premises for every taste.

If you wish to make any of the properties your new office or home, by all means, do contact us at **+386 1 280 08 60** and let us know about your preferences.

WE ARE PROUD TO SAY THAT WE ARE THE
ONLY REAL ESTATE AGENCY SPECIALIZED
FOR THE SALE OF MULTIMILLION HOUSING
PROJECTS.



Tromostovje*

Jože
Plečnik



With a clear urbanistic vision in mind, Plečnik upgraded the main bridge from architect Giovanni Picco with two side bridges for pedestrians, creating a wholesome masterpiece.

From each of the side bridges, two stairways lead to terraces situated just above the river, where poplar trees were planted to give the bridge (alongside the unified massive stone balustrades and lamps) its iconic look. Opened in 1932, the bridges still remain a fine example of traffic regulation in a sustainable way, although all road traffic was suspended in 2007.

*Tromostovje - Triple Bridge



Vir:
<https://mgml.si/en/plecnik-house/joze-plecnik/>
(19.02.2020)

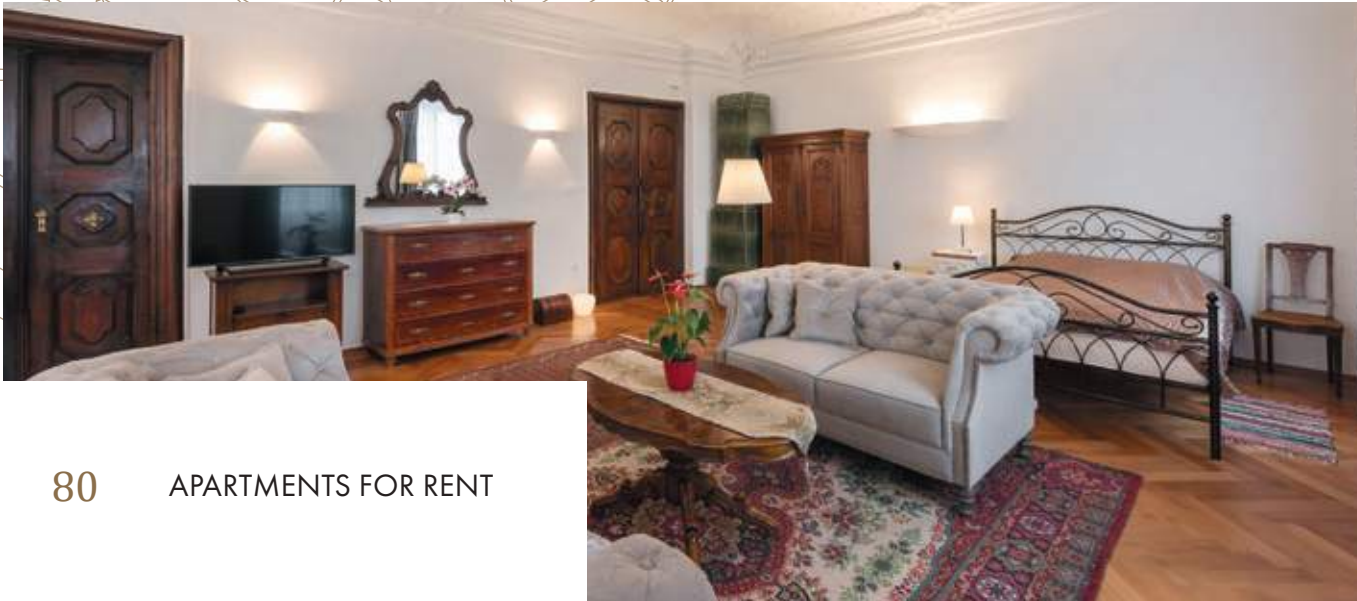
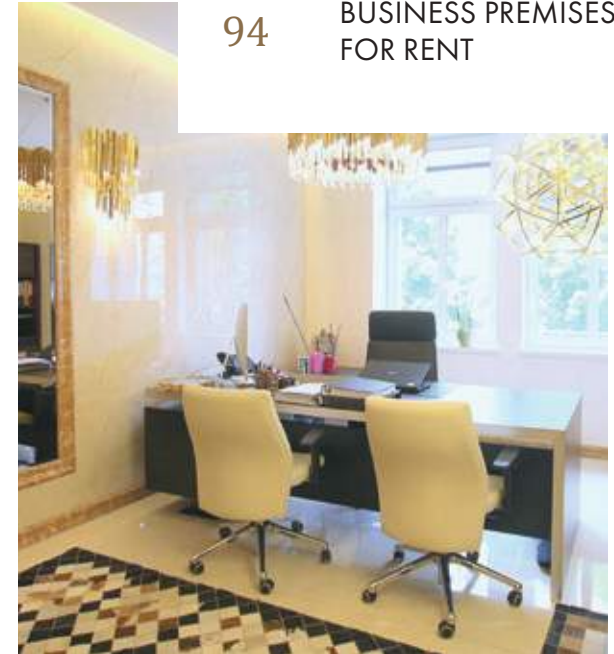


58 RESIDENTIAL VILLAS



70 HOUSES FOR RENT

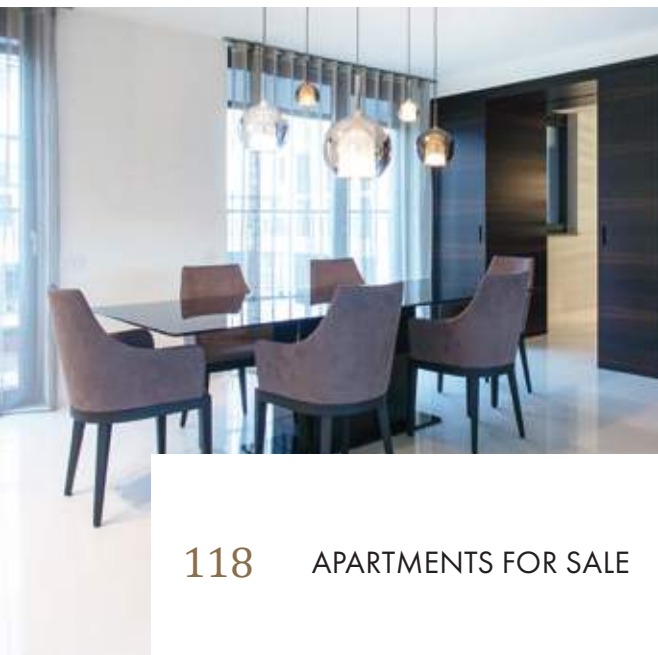
94 BUSINESS PREMISES FOR RENT



80 APARTMENTS FOR RENT

102 HOUSES FOR SALE





118 APARTMENTS FOR SALE



134 BUSINESS PREMISES FOR SALE

Index

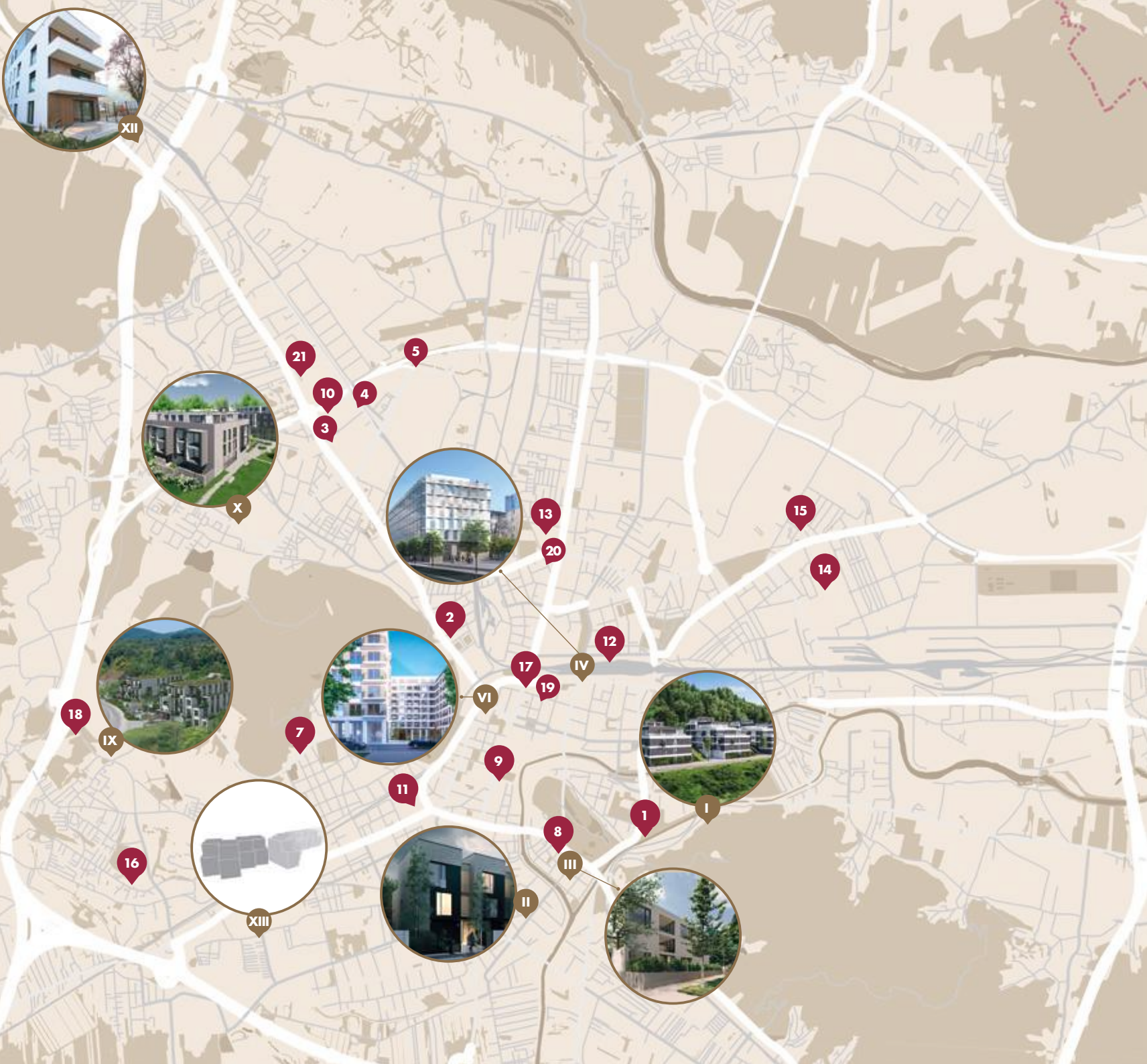
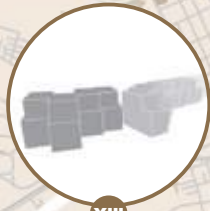
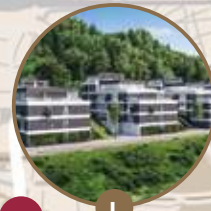
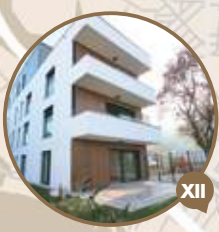
- 30 UPCOMING PROJECTS
- 58 RESIDENTIAL VILLAS
- 70 HOUSES FOR RENT
- 80 APARTMENTS FOR RENT
- 94 BUSINESS PREMISES FOR RENT
- 102 HOUSES FOR SALE
- 114 SPECIAL OPPORTUNITY HOUSES FOR SALE
- 118 APARTMENTS FOR SALE
- 134 BUSINESS PREMISES FOR SALE

Disclaimer: A buyer or tenant may be liable for the payment of additional services provided by the real estate company, in line with the General provisions of operation in dealing in real estate Stoja Trade d.o.o., Ljubljana



**Upcoming
projects**





Upcoming projects —

- I Devana Park II
- II Opekarska20, Trnovo
- III Rezenca Prule
- IV Rezenca Masarykova
- V Residence Portorož
- VI Vila and Palais Schellenburg
- VII Majske Poljane
- VIII Zeleni objem, Sostro
- IX B30, Brdo
- X Koseško Okno
- XI Devana Park
- XII Terasna idila
- XIII Terraced houses in Vič

Be — informed

- 1 Roška, residential
- 2 Bellevue Living, residential
- 3 Spektra, residential
- 4 Kwartet, residential
- 5 Peca, residential
- 6 Rezenca Pipanova, residential
- 7 Vila Destina, residential
- 8 Luwigiana, residential
- 9 Šumi, residential
- 10 Aleja, shopping center
- 11 Tobačna mesto, Vič, business-residential
- 12 Emonika, center, business and transportation centre
- 13 Ljubljanski stadion, Bežigrad, sports centre
- 14 Ikea, shopping centre
- 15 Vila Šmartinka, residential
- 16 Brdo 2, residential
- 17 City Tower, hotel
- 18 Hotel Mons, hotel
- 19 Hotel Neuhaus Kolodvorska, hotel
- 20 Petrol, business
- 21 Poslovni objekt Noricum, business



DEVANA PARK II

Ljubljana – center

Urban escape into nature – terraced buildings which connect the urban life with nature

CONTINUATION OF DEVANA PARK STORY

Devana Park II is situated at the hillside of Golovec, just next to the Devana Park I complex, which will be finished in the summer.

Devana Park II will continue the story of the harmony between nature and the urban life in the city center. The architectural design will follow the design and idea of Devana Park I and together will form a uniform neighborhood.

URBAN LIVING IN THE NATURE

The design of the whole complex, Devana Park I and Devana Park II, is organized in a way that the apartments are connected to the nature as much as possible.

In addition to the ground floor atrium apartments, there are also beautiful apartments on the first and second floor, which are facing the hill with the main area and their loggias. These types of apartments enable residents to move away from the city center and urban infrastructure and relax from a long day at work. Having a forest within reach enables residents to relax after a stressful day.

ENDLESS WALKING PATHS ON GOLOVEC HILL

Golovec Hill with its endless walking paths in nature enables residents to relax after a long day or a week. Due to its unique location, Devana Park II will enable families quick access to Golovec Hill and Kodeljevo Park, both with several recreational areas. Quick access to nature and proximity to the city center are what makes this location sought after. In the last months, the renovation of Hrdeckega road made access to BTC shopping city and the city centre of Ljubljana even more convenient.



NATURE-FRIENDLY MATERIALS

Devana Park is a unique complex that will offer their residents the comfort of a modern building and at the same time the luxury of green surroundings. Apartments and communicational spaces will be airy with large windows. Not only will it have green surroundings, even its plot will be green with trees and plants. Its connection to nature is the reason the architect chose Öko skin façade, making it the only residential building in Slovenia with this type of façade.

PREMIUM APARTMENTS

Devana Park II will encompass approximately 100 additional apartments, sizes ranging from 40 to 140 m². Apartments will have modern equipment and high-end built-in materials.

The design of Devana Park II will also be terraced, meaning that several apartments will have beautiful spacious atriums, loggias or terraces. It is planned that all apartments will have some outside area.

The description and visualizations are not final and can be changed before the sale begins.

<https://devanapark.si/slo/>

devana@stoja-trade.si

Announcing



PROJECT DEVANA PARK II

Modern neighborhood in the embrace of nature.

Exclusive sale by

 **STOJA**
REAL ESTATE AGENCY

+386 41 652 141 | +386 1 28 00 860
devana@stoja-trade.si | www.stoja-trade.si



Disclaimer: We are currently informing potential clients about the project and accepting reservations, official sales and purchases will be possible once the investor has obtained the general terms of sale, i.e. when the legal conditions for concluding sales contracts within the meaning of Article 5 of the ZVKSES are fulfilled.

OPEKARSKA20 Ljubljana - Trnovo

New standard of living in one of the most attractive locations in Ljubljana

ATTRACTIVE LOCATION

Four modern low-energy terraced houses provide plenty of space for an urban stay, with nature right outside the door. The quiet city neighborhood located in the very center of the capital offers all necessary infrastructure and allows constant integration into the social, cultural and business environment. Its beautiful bridges and picturesque banks, in the immediate vicinity, invite you to walk along the Ljubljanica river.

The hustle and bustle of the old town is only a few minutes' walk away, and the proximity of the ring road allows for a quick escape from the city.

MODERN ARCHITECTURAL DESIGN

The modern architectural design translates all the advantages of the location into a dream home, which offers high comfort and a great deal of privacy, but at the same time represents an elegant tribute to heritage. The arrangement of the rooms on three floors enables the adjustment of their purpose according to the respective needs and wishes of the user.

Sophisticated living culture is complemented by landscaped outdoor areas hidden away from the view from the street.

The aesthetics of the architecture is permanently ensured by the timeless combination of heritage and modernity, which come together in a brick and aluminum façade cladding. The combination of materials and minimal color deviations of the facade bricks contribute to aesthetic contrasts from all street perspectives, while the facade perforation enriches the interior by creating a play of light and shadow that you never get tired of.

Merely owning a house allows the privilege of free choice of lifestyle without making compromises. If we add to this the safe company of embassies and other advantages of the location, Opekarska20 has an ideal coexistence of living, social, urban and natural environment, which will also inspire future generations.



THE LAYOUT

Each terraced house represents an independent single-dwelling unit. Floor plan designs of the houses are the same. Spaces are arranged in three above-ground floors (ground floor, first floor, terrace floor).

The ground floor encompasses a living area, the kitchen and dining room consist of a modern "open space" living area that opens towards a private atrium. Above the part of the living room (in the extension of the staircase) there is an opening in the mezzanine floor, which allows light to pass from the upper floors and increases the feeling of dynamism and spaciousness. On the ground floor there is also a garage, anteroom and daily toilets.

On the first and terrace floor there are bedrooms, toilets and ancillary spaces. The size and position of the rooms allows the user to customize their purpose according to the respective needs and desires.

ENERGY EFFICIENCY

Energy saving is designed in such a way that the selected systems make use of all available infrastructure, do not reduce living comfort and allow easy use and maintenance. As a result, energy saving is based on quality thermal insulation of the perimeter of buildings without thermal bridges, proper sizing and locating of facade openings, use of economical low-temperature heating system and local ventilation with heat recovery, and cooling of all living spaces, which also enables heating in transitional months.

According to the Rules on the efficient use of energy in buildings, houses are classified among low-energy buildings.

<https://www.stoja-trade.si/Opekarska20-EN/>

PROJECT OPEKARSKA 20 TRNOVO

Only three houses still available:

Unit 1: 216.96 m² gross, 308.00 m² plot, 138.60 m² atrium,
price: 899,000.00 EUR with VAT

Unit 2: 216.96 m² gross, 179.00 m² plot, 39.60 m² atrium,
price: 789,000.00 EUR with VAT

Unit 3: 216.96 m² gross, 197.00 m² plot, 57.60 m² atrium,
price: 799,000.00 EUR with VAT

Do not miss an opportunity to purchase a terraced house in
Trnovo.



Only three
houses still
available



Exclusive sale by

 **STOJA**
REAL ESTATE AGENCY

+386 41 652 141 | +386 1 28 00 860
info@stoja-trade.si | www.stoja-trade.si

REZIDENCA PRULE

Ljubljana - Prule

Luxury apartments in Prule



EXCEPTIONAL LOCATION

The Prule Residence is being built in an exceptional location in the immediate vicinity of the city center of Ljubljana and the renovated Ljubljana embankment, known as Špica. The proximity of pleasant green areas, where the Ljubljana baths once stood, the Hladnik footbridge connects the location of the building with the suburbs and the Botanical Garden.

LUXURY LIVING

There will be five luxury apartments in the Prule Residence. All apartments will meet high expectations regarding living and quality of life. The immediate vicinity of the city center and at the same time the contact with nature is what gives the building a special stamp. The apartments are designed functionally, with a well-thought-out layout that allows individual adaptation to the wishes of the buyer.

ARCHITECTURAL DESIGN

Heating is provided by heat pumps, each apartment has its own device. In apartments, underfloor heating will be connected to the heat pump. The bathrooms will be additionally equipped with electric underfloor heating. Central ventilation with recuperation is provided, each apartment will have its own ventilation device. Ceiling fan convectors are provided for cooling. The apartments have a suspended ceiling, which allows the installation of lights. All screeds will be made as a floating floor, thus the quality of living will move to a higher level. The floor covering distinguishes individual apartments. In the apartments, large-format floor ceramics are provided in the corridors, bathrooms and toilets. In the remaining rooms, the floor covering will be made of finished parquet, of high quality class. Villa Prule will be distinguished by an exceptional location, quality construction, green surroundings and close proximity to the urban city center.

The building is designed as a compact rectangular volume. The vertical dimensions include a half-dug basement garage, ground floor, two floors and a terrace floor. They are located in the basement; parking garage, technical rooms and storage rooms, and there are apartments on the upper floors. The exterior of the building consists of a composition

of large French windows and a full bright façade. The clean façade line is divided only by discrete depressions in the form of lodges. The terrace floor is withdrawn from the plane of the facade on the longitudinal street side. The newly planned facility is connected to the public traffic area via the existing traffic connection to Prijateljeva ulica. At the place of import, it is planned to install automatic doors that open with the help of a remote control. The traffic regime is regulated by a traffic light. There are 10 parking spaces in the basement for residents and visitors.

The façade of the building will be made of thicker contact plaster with quality workmanship. Horizontal smooth grooves will create a more elegant look of a modern city villa. The roof of the building is designed as a flat roof, waterproofed and finished with a load of gravel backfill. The elevator will connect all floors from the basement to the terrace, and the upper three floors will be accessible only to owners of individual apartments, which gives homeowners that extra privacy and intimacy in the modern design of a bourgeois villa.

https://www.stoja-trade.si/Rezidenca-Prule-EN_/

prule@stoja-trade.si

PROJECT REZIDENCA PRULE

Only one 4-room apartment still available for purchase:

- Unit 0.2, 106.10 sqm net size plus 21.50 sqm of terrace plus 254.65 sqm of atrium, price with VAT is 839,284.00 EUR.

Do not miss an opportunity to purchase an apartment in this luxury project in Prule.

The building will encompass 5 apartments.



Only one
apartment
left



Exclusive sale by

 **STOJA**
REAL ESTATE AGENCY

+386 40 676 674 | +386 1 28 00 860
info@stoja-trade.si | www.stoja-trade.si

MASARYKOVA RESIDENCE

Ljubljana - center

**Elegant new complex in the heart
of Ljubljana**

LOCATION

In the very center of Ljubljana and at the same time directly along the main transportation links. The new residential building will grow along Masarykova street, between the DRI office space and Toman's Park. With its strategic location, the Masarykova Residence approaches modern urban mobility trends. The old town with its lively beat is just a short walk away, and all necessary infrastructure for a comfortable life is in the immediate vicinity. The neighborhood also has an LPP station, train and bus stations, providing excellent connectivity to other parts of the city and beyond. For those who do not want to give up the comfort of a car, there will be a spacious underground garage with 200 parking spaces, and the central location offers you most of the key shopping and business centers in the palm of your hand, just a short drive away.



SUNNY APARTMENTS

Masarykova Residence brings 83 new sunny apartments along Masarykova street, in the heart of Ljubljana. Construction began in 2020.

Masarykova Residence project offers the ultimate starting point for a perfect urban lifestyle. The strategic location in the heart of Ljubljana brings the pulse of city life all the way home. Experience everything the green metropolis brings you - from lively social events, exceptional business opportunities and long walks along the idyllic banks of the Ljubljanica River and the nurturing city parks. It's city life at its finest.

LAYOUT

The city residence will offer 83 apartments of different sizes well thought-out floor plans, large living spaces and maximum sunshine that will satisfy different profiles and lifestyles.

The main focus is on one- and three-bedroom flats, and there will be three smaller studios and larger flats with expanded spatial layout. All apartments will also have an outside area, either a loggia or a terrace, where you can enjoy the lively beat of the city. The three- and multi-bedroom apartments will have a view of both the old city center of Ljubljana with the mighty Ljubljana Castle, which rises above the capital, as well as the Župančičeva jama area. Smaller apartments will face either of the picturesque city views.

Parking in the heart of the city will be provided in the underground garage, and the escape from the city bustle will also be offered by the green space on the roof of the business part of the residence, which will be available to all residents.

masarykova@stoja-trade.si

www.masarykova.si

PROJECT MASARYKOVA RESIDENCE

Sunny apartments in the heart of Ljubljana

- 3-room apartments from 96.60 sqm to 100.40 sqm ranging from 380,315.00 EUR to 391,970.00 EUR with VAT.
- 4-room apartments from 110.70 sqm to 116.80 sqm, ranging from 453,489.50 EUR to 496,636.51 EUR with VAT.



Only few
apartments
left



Exclusive sale by

 **STOJA**
REAL ESTATE AGENCY

+386 41 652 141 | +386 1 28 00 860
info@stoja-trade.si | www.stoja-trade.si

RESIDENCE PORTOROŽ

Marina Portorož

First-class apartments on the wonderful seafront

APARTMENT COMPLEX

Apartment complex Residence Portorož is situated right next to the Marina Portorož. It consists of seven buildings with ten apartments in each villa.

The view from the apartments of the Residence Portorož goes all the way to the nearby Portorož, embraces the dreamy world of the Karst and then slips far away to the horizon where the blue of the sky meets the endless murmur of the waves.

Prestigious Mediterranean architecture and selected interior furnishings of the apartments provide for a relaxed and peaceful stay just meters from the sea.

The complex encompasses three different apartment types - Classic (66 m² net, 2-room), Superior (69 m² net, 3-room) and Royal (74 m² net, 3-room).

LOCATION

On a sunny Adriatic coast, right next to the Portorož Marina, is where the luxurious apartments Residence Portorož are situated.

Marina Portorož is the nearest modern harbor for yachts in central Europe and is an ideal starting point for cruising the thousands of islands of the Adriatic Sea.

Located in the eastern part of the Piran bay and protected from the winds, it offers ideal conditions for safe navigation and recreational sailing. In the water, there are over 1,000 moorings available for vessels of up to 30 meters and a draft of 3.5 meters. There is boat storage available on the land as well as in the two covered halls. Marina provides connections to the water, sewer and electricity supply as well as the fuel pumps and parking. Marina also offers a comprehensive and continuing service and vessel maintenance. In the two spacious halls it is possible to safely store the vessels the whole year, which is especially valuable in the winter.

INVESTMENT OPPORTUNITY

The apartment complex Residence consists of 7 buildings with ten apartments in each building, with underground parking spaces, atriums, exterior parking spaces and functional land.

It is located in the municipality of Lucija with the use classification of: tourism, tourist care and services. The apartment complex Residence was built in 2006 and in 2007 was issued a use certificate which classifies the use of the buildings as: 1211 - hotel or similar buildings for short-term stay.

The buildings are not classified for permanent residences (non-conforming classification 11 - permanent residence buildings).

For several years the apartments were for lease on Booking and AirBnB platforms with high season prices up to 300 EUR

per night. Due to their classification, the apartments can be leased immediately after purchase since no consensus from other owners is needed for short term lease.

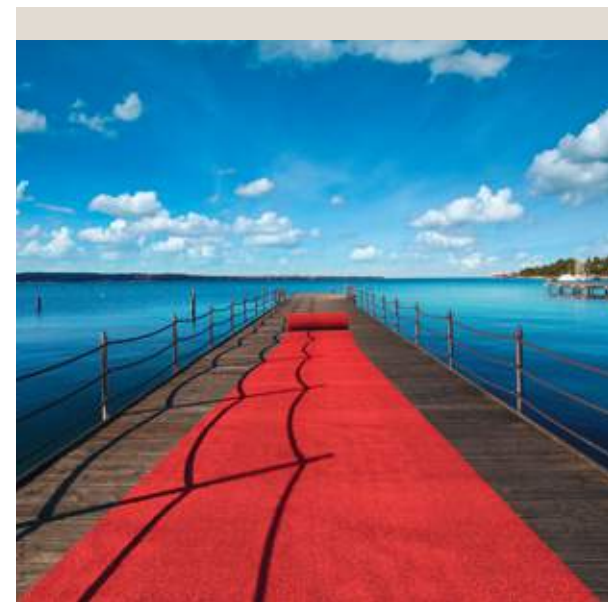
HOW TO BUY

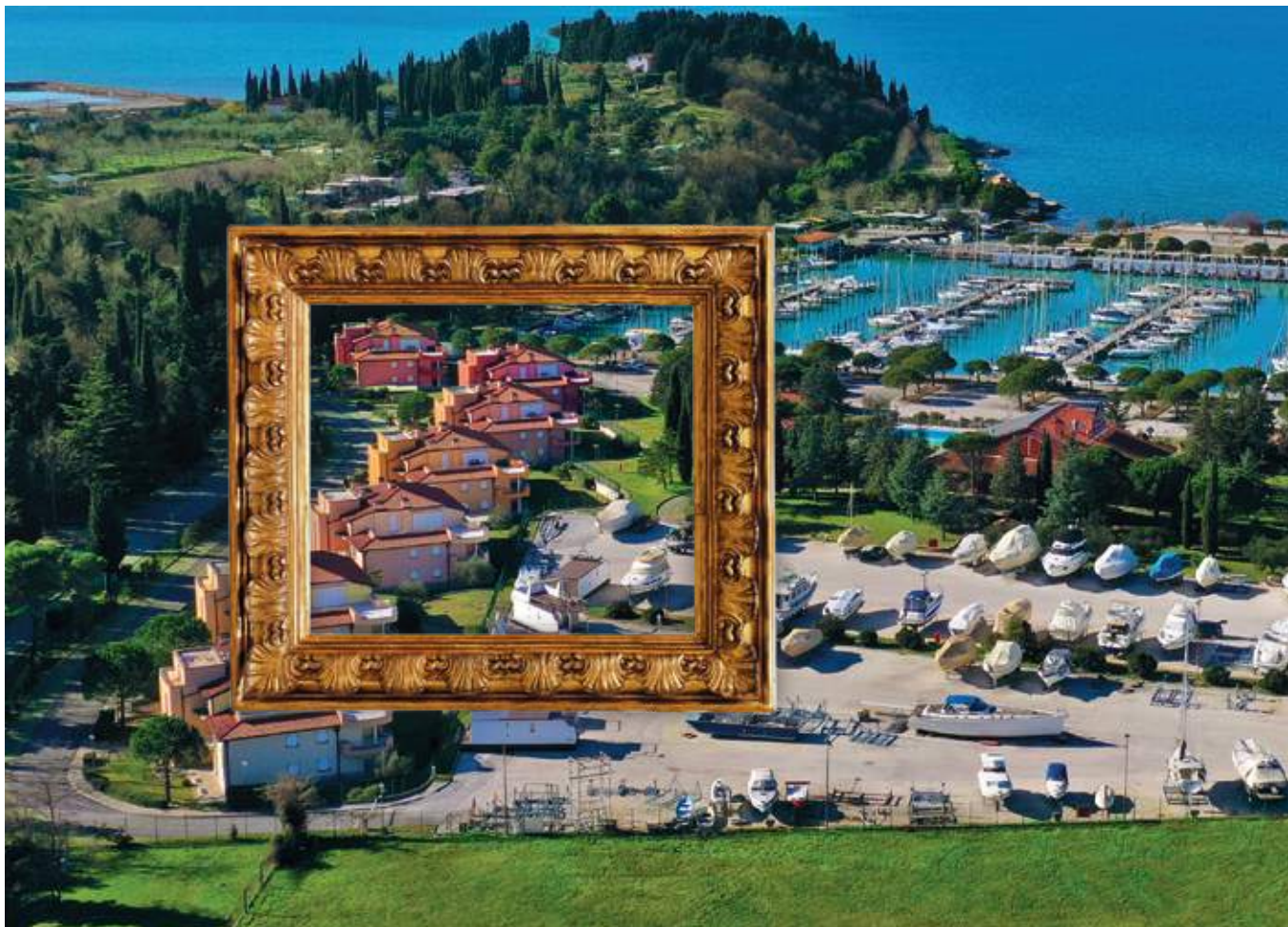
The purchase of apartments will take place according to the method - "first come, first buy", signing the contract and taking over the apartment is possible immediately!

The sale of the remaining apartments takes place without auction and queue and without reservations - the first buyer will be able to immediately purchase and sign a contract and own the selected apartment. During the visit you will experience the apartments first hand, explore them inside and out, take a look at the magnificent surroundings and get all the information necessary.

residence-portoroz.si/en

residence-portoroz@stoja-trade.si





Only 6
apartments
left

Unique
opportunity

PROJECT RESIDENCE PORTOROŽ, MARINA PORTOROŽ

Can you recognize a great investment in front of you?

The apartments are for sale immediately.

Please do not hesitate to contact us and reserve your viewing.

Exclusive sale by

 **STOJA**
REAL ESTATE AGENCY

+386 41 652 141 | +386 1 28 00 860
info@stoja-trade.si | www.stoja-trade.si



VILLA AND PALACE SCHELLENBURG

Ljubljana - center

Luxurious living in the heart of Ljubljana

ARRANGEMENT OF UNITS

The project Villa and Palace Schellenburg comprises 127 apartment units and 276 parking places in the underground parking garage. The apartments will range from 62 m² up to 400 m² and will provide supreme living in the city centre.

The Palace Schellenburg will feature a restaurant, fitness (spa), and its basement floor will host a renowned food store. The entire building will be located in the center of the city, and in direct vicinity of the capital's main social, cultural and business facilities. The real estate will be built at a location, which allows easy access to the old city center and to everything the center has to offer to pedestrians. Moreover, the real estate will allow easy access to recreation facilities, such as Tivoli Park and Rožnik hill, etc. Its residents will have the possibility to truly feel the pulse of the largest Slovenian city.

LOCATION

The project is situated in the heart of Ljubljana next to Argentinean park and Hotel and Casino Lev. Its location enables residents to live in a lively city center of Ljubljana, but at the same time have a possibility of a quiet evening.

Its macro location enables residents a quick access to whole Ljubljana, as well as to the ring road. Nearby there is all necessary infrastructure such as shops, post office, schools, etc.





BUILT IN MATERIALS

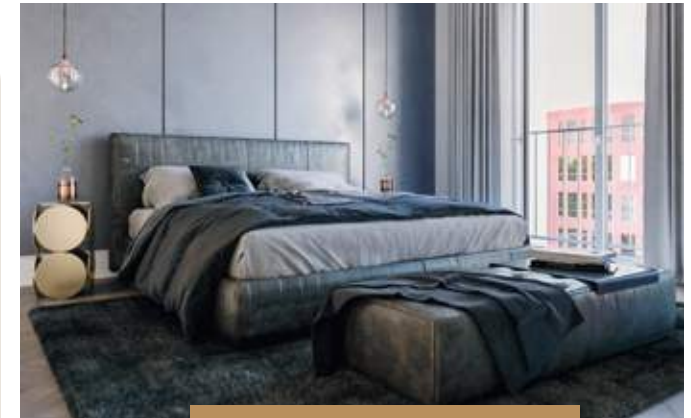
The long awaited project is still in development; however, the investor set a high standard of living with this project. Materials, which will be built-in, will be high end materials suitable for the most demanding clients.

What is more, this will be the first new project in Ljubljana where kitchen will be installed as well. According to the investor, there will be a few choices for the clients to select from.

PROJECT VILLA AND PALACE SCHELLENBURG

A new way of living in a high-end new business-residential building in the center of Ljubljana.

The project will comprise of 127 apartments of different sizes from 62 m² up to 400 m² with functional floor plans and luxurious built-in materials.



Sale by

 **STOJA**
REAL ESTATE AGENCY

+386 41 652 141 | +386 1 280 08 60
info@stoja-trade.si | www.stoja-trade.si

MAJSKE POLJANE Nova Gorica

**Nova Gorica.
New building.
New beginning.**

A REVIVAL OF RESIDENTIAL MARKET IN NOVA GORICA

A new building in the complex Majške Poljane, building B -Tisa, is being built in Nova Gorica, which marks a revival of residential market in Nova Gorica. After several years of lull, Tisa in Majške Poljane complex will bring new modern apartments to the market. The apartments in Tisa will be equipped with an elevator as well as underground garage for parking, all this at a great price point.

MODERN BUILDING

The building will be modern by design with functional floor plans for a comfortable living. The building will also be equipped with an elevator and underground garage for parking and storage. On the ground floor there will be business premises, and from the 1st up to the 11th floor there will be apartments of different sizes.

All apartments will be furnished with parquet, inner doors, bathroom ceramics and sanitary equipment, there will be installations ready for the kitchen.

GREAT LOCATION

The building is situated on a great location in Nova Gorica. In a walking distance there is a shopping center Supernova, the city center of Nova Gorica with all necessary infrastructure, such as store, post office, school, etc. There is also a great connection to the highway.

Micro location of the building is exceptional with private houses around, allowing residents of Majške Poljane to have a great view over the surrounding nature, and the Monastery on the top of the hill.

At the moment there is already an existing building Cedra, which was built a couple of years ago and in the future, there will be another building Pinja to the South.

ARCHITECTURAL DESIGN OF THE OBJECT

Unlike the adjacent buildings, which are voluminous, the shape of the Tisa building will be more restrained by the neat minimalist design of the façade.

The building is designed in two parts - with a horizontal base and a vertically emphasized residential tower. On the ground floor there is a program of business premises and outlets, and the first and last two floors contain larger apartments and



duplexes. Other floors have a diverse structure of small and medium-sized apartments.

The design concept is based on a compact, monolithic form with an emphasis on shadows and contrasts on the façade. The horizontal façade elements in the contour of the balconies are at the same time in the function of a guardrail and blinds. The dark horizons in the background of the façade volume contain openings and recede into the depths where they define the contour of the lodges typical of each living space.

ANNOUNCING SALE OF THIRD OBJECT - PINJA

Next to the two existing objects another one shall be built in the future - object A, named Pinja. It will encompass approximately 70 apartments and business premises on the ground floor. There will be apartments of different sizes, from studio apartments to top floor 4-room apartments.

Architecturally Pinja will complement the existing two objects, but at the same time provide new architectural solutions. It is planned that the sale and construction of Pinja shall begin at the end of 2021 or the beginning of 2022, taking approximately two years to be finished.

majskepoljane.si

majskepoljane@stoja-trade.si



Only one
apartment
left

PROJECT MAJSKE POLJANE

Last
chance

Only 1 apartment still available for sale:

- 5-room apartment, 123.99 sqm net plus terraces, price 364,701.39 EUR



Exclusive sale by

 **STOJA**
REAL ESTATE AGENCY

+386 41 652 141 | +386 1 28 00 860
info@stoja-trade.si | www.stoja-trade.si

ZELENI OBJEM Ljubljana - Sostro

New project in the embrace of beautiful nature in Sostro.

ABOUT THE PROJECT

The construction of the Zeleni objem project, 4 minutes from the ring road, in the very center of Sostro, is announced. The project will contain four two-apartment twins. Of this, eight housing units will be put up for sale. The ground floor apartment measuring 64 m² will have its own, paved terrace (30 m²) and about 150 m² of grass area, two parking spaces and a basement. The upper duplex apartment measuring 118 m² will have a 33 m² terrace, two parking spaces, about 30 m² of green space right at the entrance to the house and the basement.

Construction is expected to begin in the autumn of 2021. The move-in is expected in the spring of 2023. Construction will be carried out on a turnkey basis and will take place in the classic way. Pre-clients will have the opportunity to participate in the selection of some finishing details.

LOCATION

The project will be located near the bus station No. 13, 500m to the shop, inn and church, hairdresser and beauty salon, 1 km to the school, kindergarten, library, provincial bank, agricultural cooperative, and gas station and cooperative home. For recreational users, there are many cycling ascents and hiking forest trails. There is also a fitness center, squash and tennis court.





FENG SHUI

The project is surrounded by a natural formation of lower hills, which offers protection and a beautiful embrace, and opens towards the place where the Gobovšek stream and the Ljubljana river flow in the distance. We have reinforced this natural endowment with appropriate plans formed according to the traditional science of Feng Shui. We therefore invited master Irena Erjavec Oven to participate in the design. The project will therefore be monitored from start to finish with appropriate dates for excavation, start of construction and closure of the facility. The houses will carry good support for entrepreneurs and academic achievement.

<https://www.stoja-trade.si/ZeleniObjem-EN/>

PROJECT ZELENI OBJEM, SOSTRO

Four two-apartment twins formed according to the traditional science of Feng Shui.

Exclusive sale by

**STOJA**
REAL ESTATE AGENCY

+386 41 652 141 | +386 1 28 00 860
info@stoja-trade.si | www.stoja-trade.si

DISCLAIMER:

We are currently informing potential clients about the project and accepting reservations, official sales and purchases will be possible once the investor has obtained the general terms of sale, i.e. when the legal conditions for concluding sales contracts within the meaning of Article 5 of the ZVKSES are fulfilled.



B30 BRDO

Ljubljana - Brdo

A modern neighborhood in the embrace of nature



GREAT LOCATION

A new residential building is planned between Brdnikova ulica and the road Pot za Brdom. Located between newer residential villas and new infrastructure on the one hand and spacious meadows on the other, the location will offer residents everything that a modern lifestyle requires. The micro-location of the building is located in a green environment, but nevertheless all the infrastructure is practically at hand.

All necessary infrastructure is available within a radius of 600 m, from shops, post office, bank, kindergarten, school, to the bus station and the Ljubljana ring road. In addition, the area offers countless opportunities for recreation and walks in nature, as the facility will lie right next to the Path of Memories and Comradeship and not far from Rožnik and Koseški bajer.

ARCHITECTURAL DESIGN OF THE BUILDING

The floor plan of the building is varied and irregular in shape and consists of two lamellae connected to the lower central part. Outside the basic size, there will be additional outcrops,

balconies and terraces. In the southern, southwestern and partly southeastern part, the basement will be dug in, while elsewhere it will only be partially dug in and will be open in the northern part and allow natural ventilation of the parking area. The multi-apartment building is planned as one building, which will externally act as a design of two connected lamellas and will contain 30 residential units. The residential or residential part will be present on all floors of the building, including the half-buried basement, as it will be completely outside the dug-in part in the very north of the building due to the specifics of the terrain. In addition to indoor spaces, all apartments also have outdoor spaces, either in the form of balconies, terraces or outdoor gardens. Some outdoor areas have pergolas provided above them. Dwellings that border on overgrown terrain, or have an outdoor location above the garage area or on overgrown terrain, have outdoor gardens that will be paved or grassed. The apartments on the ground floor to the west and all other higher-lying residential areas have outdoor balconies and terraces. Outdoor areas that will not be on the ground will be fenced with a metal fence and flower pots that will obscure the views.

SPACIOUS ATRIUMS, LOGGIAS AND TERRACES

At the ground floor level, certain apartments will have outdoor gardens or atriums, which will be fenced with a panel mesh fence in combination with a full metal fence. Depending on the position, the atrium surfaces will be grassed or paved with external ceramics. At the level of the first basement, external parking spaces for cars and a single-seater vehicle are provided upon entry into the garage. All road surfaces will be paved. On the ground floor there is an outdoor common park from which it will be possible to access the building through two separate entrances. An outdoor ecological island for waste collection will be arranged along Brdnikova cesta. On the south side of the plot, there will be a path sloping to the first basement floor, which will provide access to the bike shed and playground and park on the west side of the building. All walking exterior surfaces will be paved. Grass, shrubs and trees are planned to be planted on the remaining areas.

b30.si

b30@stoja-trade.si

PROJECT B30, BRDO

Do not miss an opportunity to purchase an apartment in this modern project in Brdo.

The building will encompass 30 apartments. The selection of apartments ranges from studio apartments up to 5-room duplex apartments on the top of the building.



Exclusive sale by

 **STOJA**
REAL ESTATE AGENCY

+386 41 652 141 | +386 1 28 00 860
info@stoja-trade.si | www.stoja-trade.si

KOSEŠKO OKNO Ljubljana - Koseze

Long awaited modern business-residential complex in Koseze

ARCHITECTURAL DESIGN

The conceptual design is mainly determined by the conceptual solution of the Mercator shop. Three objects are planned, oriented approximately in the direction of terraced blocks, the first object on the west side will be predominantly residential, while the second and third objects will be connected by the two storey ground floor Mercator store, while the upper floors are intended for housing.

The first, mostly residential building, is divided into two parts with two separate entrances and staircases, which due to the smaller number of apartments per individual entrance ensures greater privacy of the residents. Access is from the newly provided footpaths. On the southern part of the building near Podutiška ulica there is a small business space on the ground floor. The second and third objects, which are interconnected by the Mercator store, have one residential staircase each. The second, medium-sized building with an entrance to the residential part from the courtyard side has a foreseen location on the ground floor on the west side, and on the south side there is a ramp to a separate garage store. The third building has an entrance to the residential part on the east



side of Ulica Bratov Učakar street. On the green roof of the store are atriums of apartments.

The main entrance to the Mercator store is planned from Podutiška cesta in the central part of the location. Access to the buyers is also from the basement floor, where there will be parking places and access to the shop via escalators. The central trading part intended for trade on the north and east ends the warehouses and auxiliary premises. At the main entrance to the trade, a smaller catering establishment is planned.

AVAILABLE UNITS

In the conceptual design, 94 apartments and 2 business premises are planned.

Namely 7 studios, 1 one-room apartment, 8 one-and-a-half room apartments, 23 two-room apartments, 34 three-room apartments, 20 four-room apartments and 1 five-room apartment.

Business premises will enable different usages, one premis is on the ground floor of building A orientated towards Podutiška street and the other on the ground floor of building B.

Under the facilities there are two basement floors with parking lots for the needs of trade, housing and partly to cover the deficit of parking spaces for the surrounding inhabitants.

GREAT RESIDENTIAL AND INVESTMENT OPPORTUNITY

Given the attractive location, the target group of flats is potential buyers who represent a higher middle class in terms of status and finance. Its location close to recreational and commercial spaces, including other infrastructure facilities, is a decisive criterion for selection rather than the price. At the same time, they are looking for high quality and the adaptation and fulfillment of their requirements.

Part of the target customers are the owners of apartments in terraced blocks that want to stay at the same location, but they want to have new, high quality apartments, possibly bigger and having guaranteed parking places in the basement. Older tenants in terraced blocks also represent a part of the targeted buyers, since they want to stay in this location, but want the luxury of a lift and underground parking. Potential buyers, presumably of small apartments, are also buyers,

Sold
out

who buy an apartment in the city represents an investment opportunity and buy a flat for the purpose of renting.

koseze@stoja-trade.si

koseskookno.si

PROJECT KOSEŠKO OKNO

Three objects are planned, oriented approximately in the direction of terraced blocks, the first object on the west side will be predominantly residential, while the second and third objects will be connected by the two storey ground floor Mercator store, while the upper floors are intended for housing.

Due to a high demand all apartments are sold out, as well as business premises. Only some additional parking spaces in garage are still available for 25,000 EUR with VAT per parking space.

Exclusive sale by

 **STOJA**
REAL ESTATE AGENCY

+386 41 652 141 | +386 1 28 00 860
info@stoja-trade.si | www.stoja-trade.si



DEVANA PARK I Ljubljana – center

Urban escape into nature – terraced buildings which connect the urban life with nature

GOLOVEC IS A LOCATION THAT IS BECOMING MORE AND MORE SOUGHT AFTER

Golovec Hill with its endless walking paths in nature enables residents to relax after a long day or a week. Due to its unique location, Devana Park will enable families quick access to Golovec Hill and Kodeljevo Park, both with several recreational areas. Quick access to nature and proximity to the city centre are what makes this location sought after. In the last months, the renovation of Hradeckega road made access to BTC shopping city and the city centre of Ljubljana even more convenient.



IN THE EMBRACE OF NATURE

Devana Park is situated at the hillside. The design of the complex, which will encompass two separate terraced buildings, is not coincidental. The architect, Mrs Jadranka Grmek, took into consideration the surrounding when designing the buildings. The terraced design, namely, represents the characteristics of the hillside of Golovec. What is more, apartments will have an outstanding view of Ljubljana and Ljubljana Castle.

DELUXE APARTMENTS

Devana Park will boast with high-end deluxe apartments - both residential buildings will together encompass 45 apartments, sizes ranging from 40 to 140 m². Apartments will have modern passive ventilation, air conditioning and talon heating. Built-in ALU windows will have quality casings with the most efficient insulating solutions. Apartments will be furnished with classic oak parquet and higher price range bathroom furniture and ceramics.

NATURE-FRIENDLY MATERIALS

Devana Park is a unique complex that will offer their residents the comfort of a modern building and at the same time the luxury of green surroundings. Apartments and communicational spaces will be airy with large windows. All apartments will have outside areas (balcony, terrace) which will be partly green. Not only will it have green surroundings, even its plot will be green with trees and plants. Its connection to nature is the reason the architect chose Öko skin façade, making it the only residential building in Slovenia with this type of façade.

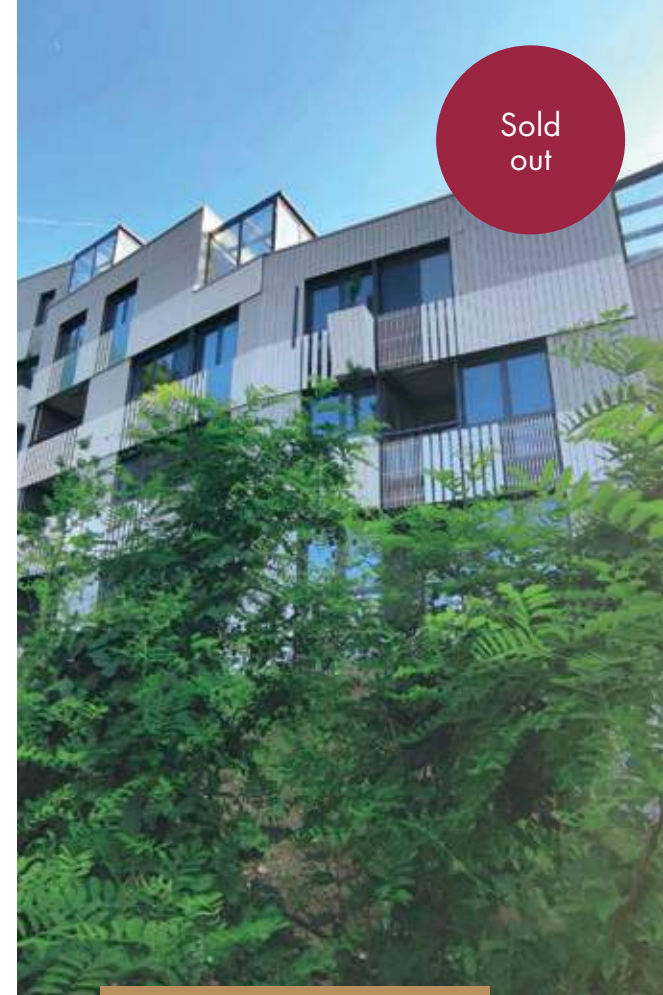
devanapark.si

devana@stoja-trade.si

PROJECT DEVANA PARK I

In the second half of the year, a new apartment complex Devana Park will begin its construction below Golovec Hill.

Devana Park will have the shape of terraced buildings and will be the only residential building in Slovenia with Öko skin façade.



Sold
out



Exclusive sale by

 **STOJA**
REAL ESTATE AGENCY

+386 41 652 141 | +386 1 28 00 860
info@stoja-trade.si | www.stoja-trade.si

TERASNA IDILA Ljubljana – Vižmarje

Do you love nature? The smell of meadow flowers and freshly mown grass. Wonderful views of Smarna Gora and the green forests?

IDYLIC LOCATION

Do you love nature? The smell of meadow flowers and freshly mown grass. Wonderful views of Smarna Gora and the green forests?

But you also love the endlessly interesting city beat, and because of the many commitments and always too short a day, is it very convenient for you to be close to the city?

All this is offered to you by the new multi-dwelling building Terraced Idyll in Vižmarje. The project is surrounded by nature, but almost in the city and in close proximity to kindergarten, schools, gymnasium and shops.

The apartments, which will be built close to the Kranj-Jesenice, Ljubljana-Celje-Maribor motorway connections and the coastal motorway connections, will provide all necessary infrastructure. The magnificent view of the nearby woods from the large terrace will always calm and relax you and inspire you with the warm feeling of a warm home.

RESIDENTIAL UNITS

The 14-unit apartment building envisages the K + P + 2 + T floors and will be erected in Ljubljana, at 126 Prusnikova Street in Vižmarje.

The new residential facility will allow parking in the underground section, where we will arrange 16 garage parking spaces and a charging station for electric vehicles. 9 parking spaces will be outside, in front of the apartment building.

In the new residential building we will build large terraces and atriums on the ground floor that will allow the residents privacy in the embrace of nearby trees, relaxation at the birds chirping and enjoy all the beauty that nature has to offer.

Each individual dwelling unit is designed in such a way that many glass surfaces are provided in it, which gives a feeling of spaciousness, openness and freedom. It is as if the apartment is breathing with the environment and the nature that the residents will be able to observe and admire from the comfort of their home living room, dining room, bedroom...

ARCHITECTURAL DESIGN

Multi-unit project Terasna idila is a modern building designed to provide residents with a high quality of living. The building was designed by the Formalle Architecture Bureau.

The building will have 14 apartments: 3 two-bedroom, 4 three-bedroom and 7 four-bedroom apartments are planned.

All apartments on the ground floor have terraces with green atriums. The top floor has 2 apartments with spacious terraces on the flat roof of the building. All other apartments have comfortable balconies.

Parking will be provided to the residents in the basement of the building and on the outside parking lot in front of the entrance to the building. Two parking spaces are provided for each apartment. The bicycle room is designed as a separate auxiliary room. Additional storage for each apartment is located in the basement of the building.



Sold
out

The surrounding area will be green. There will also be a children's playground as a part of the building's exterior arrangement.

The building is designed to be energy efficient.

stoja-trade.si/Terrace-idyll

PROJECT TERASNA IDILA, VIŽMARJE

A new residential building with 14 apartments is being built in Vižmarje on a great location close to the nature and yet close to the city.

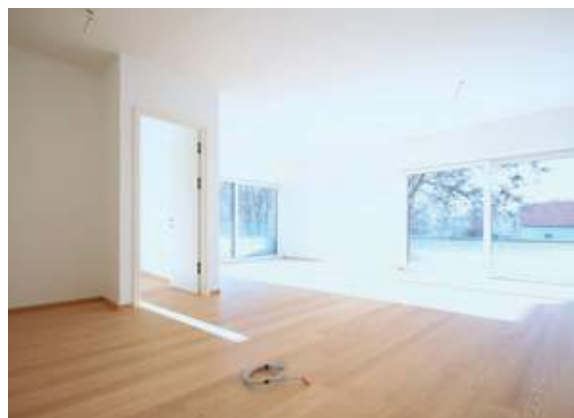
A few apartments have already been sold. Do not miss an opportunity to live in a new modern residential building Teasna idila.



Sale by

 **STOJA**
REAL ESTATE AGENCY

+386 40 676 674 | +386 1 28 00 860
rok@stoja-trade.si | www.stoja-trade.si





Residential villas



LJ - Rožna dolina

villa house | 751.40 m² | 630.00 m² plot | Built in 2008

We sell a large villa in Rožna dolina suitable for diplomatic needs. The villa can be used for various purposes, both residential and commercial. It has a personal elevator and a combination of large and small rooms in each floor. The allocation of rooms can be adapted to the needs of a new long-term tenant. Available upon agreement. You are welcome to visit!

Code: **PH18932EC**

Code: **OH18543EC**

2,000,000.00 €

8,500.00 €/month



8 bedrooms



6 bathrooms



8 parking spaces



EI: D



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si





LJ - Trnovo

detached house | 270.84 m² | 570.00 m² plot | Built in 2022

We are building a house in an extraordinary location, 5 minutes' walk from the city center. The house is built to the highest standards with extremely large windows and a spacious living room. It is built to a passive standard, which means extremely low operating costs and high living comfort. The house is expected to be habitable in November 2021 and will be partially furnished, which means a kitchen with all appliances, toilets and bathrooms. The house has a garden and a yard - completely fenced so that children can play safely. From the living room there is an exit to a large terrace. You are invited to visit.

Code: **OH22838EC**

4,500.00 €/month



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si



3 bedrooms



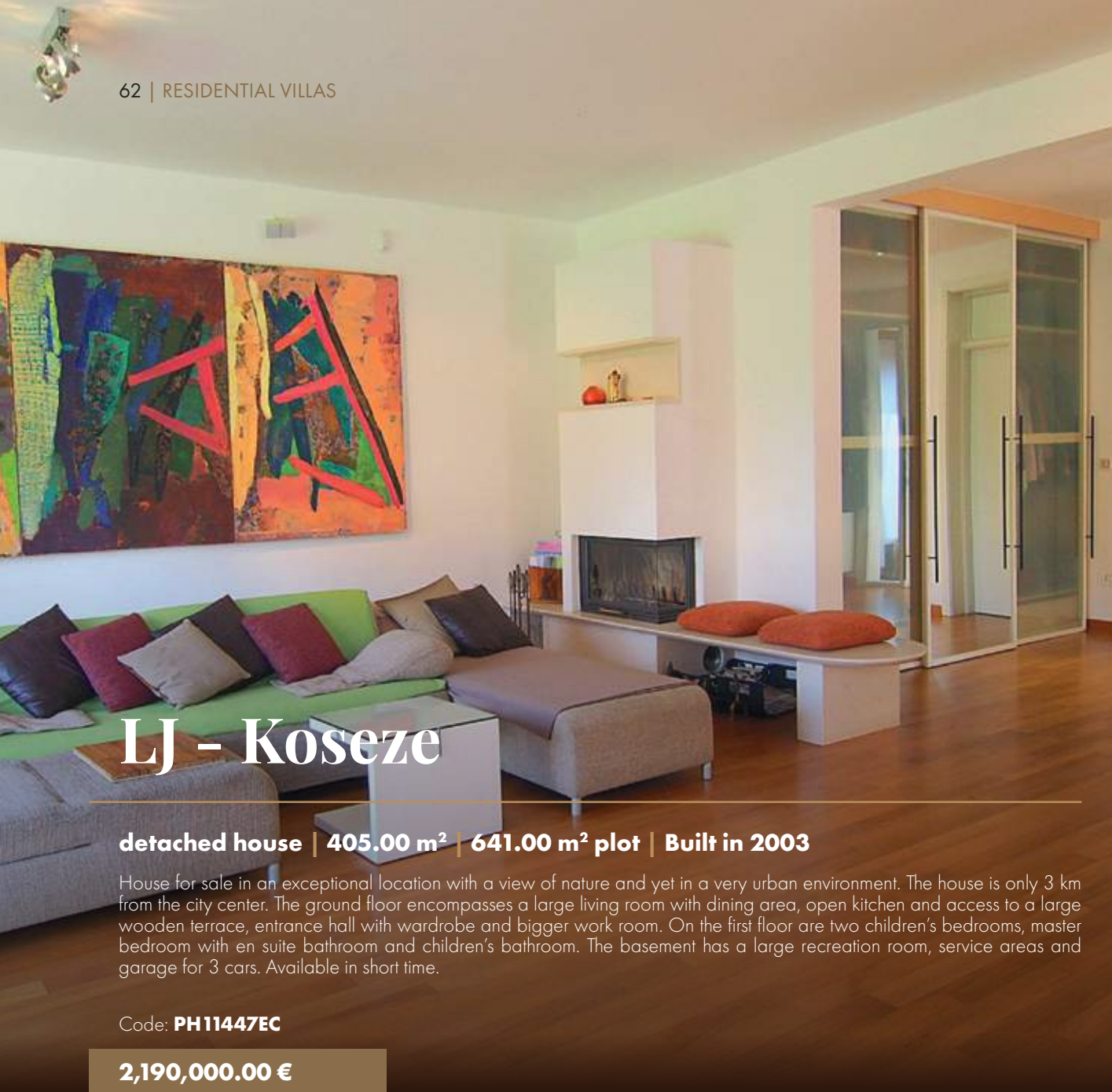
2 bathrooms



4 parking spaces



EI: A1



LJ - Koseze

detached house | 405.00 m² | 641.00 m² plot | Built in 2003

House for sale in an exceptional location with a view of nature and yet in a very urban environment. The house is only 3 km from the city center. The ground floor encompasses a large living room with dining area, open kitchen and access to a large wooden terrace, entrance hall with wardrobe and bigger work room. On the first floor are two children's bedrooms, master bedroom with en suite bathroom and children's bathroom. The basement has a large recreation room, service areas and garage for 3 cars. Available in short time.

Code: **PH11447EC**

2,190,000.00 €



4 bedrooms



3 bathrooms



6 parking spaces



No EI

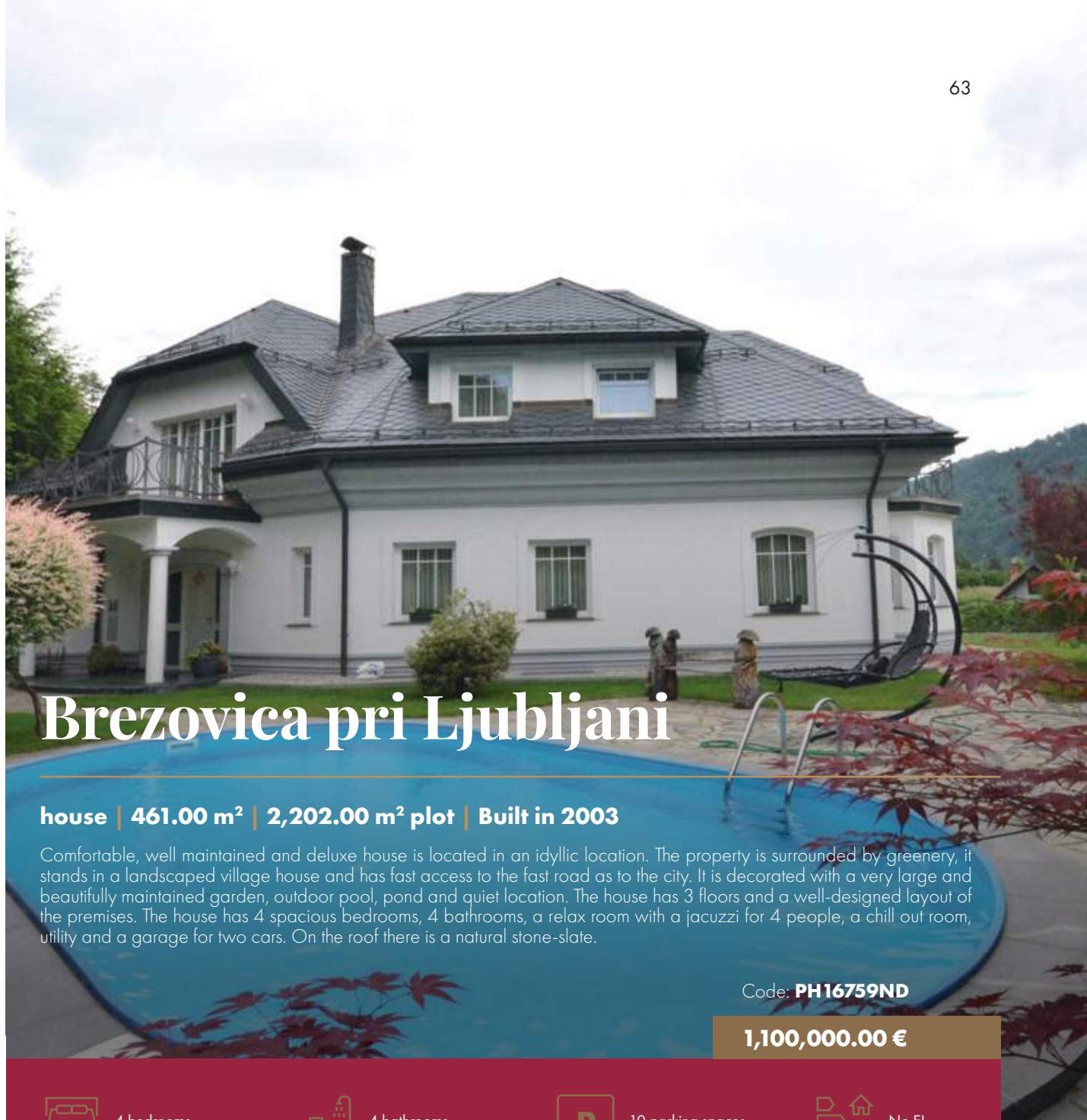


Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60

E: esad@stoja-trade.si





Brezovica pri Ljubljani

house | 461.00 m² | 2,202.00 m² plot | Built in 2003

Comfortable, well maintained and deluxe house is located in an idyllic location. The property is surrounded by greenery, it stands in a landscaped village house and has fast access to the fast road as to the city. It is decorated with a very large and beautifully maintained garden, outdoor pool, pond and quiet location. The house has 3 floors and a well-designed layout of the premises. The house has 4 spacious bedrooms, 4 bathrooms, a relax room with a jacuzzi for 4 people, a chill out room, utility and a garage for two cars. On the roof there is a natural stone-slate.

Code: **PH16759ND**

1,100,000.00 €



Nenad Dončić

M: +386 31 573 423 | **P:** +386 1 280 08 60
E: nenad@stoja-trade.si



4 bedrooms



4 bathrooms



10 parking spaces



No EI



Domžale

modern House | 390.60 m² | 750.00 m² plot | Built in 2010

We are selling a nicely maintained, modern and fully equipped house, located in an urban environment, surrounded by similar newer houses. The house has all the modern systems installed house heating with heat pump (floor heating), ventilation with energy recuperator, smart house system, central suction system, fireplace, automatic underfloor heating of the whole yard, three ply aluminum windows, 17 kWh solar power plant, electric car charging station, etc. There is also a summer kitchen on the terrace. Above this terrace is another large terrace with access from the gallery and children's room. There is also a discreet rubbish bin in the yard, and a basketball hoop is currently set up on it.

Code: **PH22203EC**

1,075,000.00 €



4 bedrooms



3 bathrooms



2 parking spaces



No EI

Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60

E: esad@stoja-trade.si





LJ - Trnovo

new house | 332.30 m² | 222.00 m² plot | Built in 2017

A semi-detached house in the immediate vicinity of the city center in a quiet one-way street. The house is very well built and achieves A1 Energy class (passive house). The sale price applies to a fully equipped house with: kitchen, fitted wardrobes, sofas, beds, bathrooms, lights, etc. The house is made of high quality materials and also has a personal elevator for 4 people which connects all 4 floors, in addition, it also has a smart house system, central suction system, video and technical surveillance, recuperation with humidity control, heat pump heating, wall and ceiling cooling, underfloor heating and top - quality three - layer panoramic windows with external shading.

Code: **PH15699EC**

1,300,000.00 €



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si



3 bedrooms



2 bathrooms



3 parking spaces



El: A1

LJ - Rožna dolina

semi-detached house | 300.00 m² | 410.00 m² plot | Built in 1970 | Renovated in 2021

Renovated, spacious and bright house stands in an exclusive location with views of the greenery. It is located near the city center, all basic infrastructure is in the vicinity. The house has 4 floors, an indoor garage and an outdoor pool. It is partially equipped and fenced at the back and has a yard with pool. Heating is arranged on city gas. It's available upon agreement. The energy certificate is in preparation. Worth seeing.

Code: **OH22716ND**

4,000.00 €/month



4 bedrooms



4 bathrooms



4 parking spaces



No EI



Nenad Dončić

M: +386 31 573 423 | **P:** +386 1 280 08 60

E: nenad@stoja-trade.si





Nenad Dončić

M: +386 31 573 423 | **P:** +386 1 280 08 60
E: nenad@stoja-trade.si



LJ - Polje

villa house | 435.00 m² | 9,468.00 m² plot | Built in 2006

Attractive, comfortable and bright house is situated in an extremely well maintained and fenced property (9,468 m²) surrounded by greenery. Comprising a basketball court, brick kitchen and garage measuring 75 m² and additional garage for 2 cars. It is located only 2-minute drive to bypass the CAA and 10-15 minutes from the city center. The ground floor is open-plan kitchen and larder, 2x dining room, two terraces, living room with fireplace, toilet, office and dressing room. The house is quality built, has a built-in alarm system, underfloor heating, ceiling-invasive cooling, intelligent electronics (computer controlling the lights, blinds, etc.) Wifi + Landline Internet.

Code: **PH03662ND**

2,000,000.00 €



4 bedrooms



3 bathrooms



10 parking spaces



No EI



LJ - Koseze

detached house | 491.68 m² | 570.00 m² plot | Built in 2002

For sale is a classic and very high quality built, comercial and residential one family house, with business premises (or sports and recreational areas) in the basement, which has a separate outside entrance. It is located inside the ring road, in the immediate vicinity of bus stops. The house is made and equipped with the best materials and is available immediately.

Code: **PH08220EC**

849,000.00 €



5 bedrooms



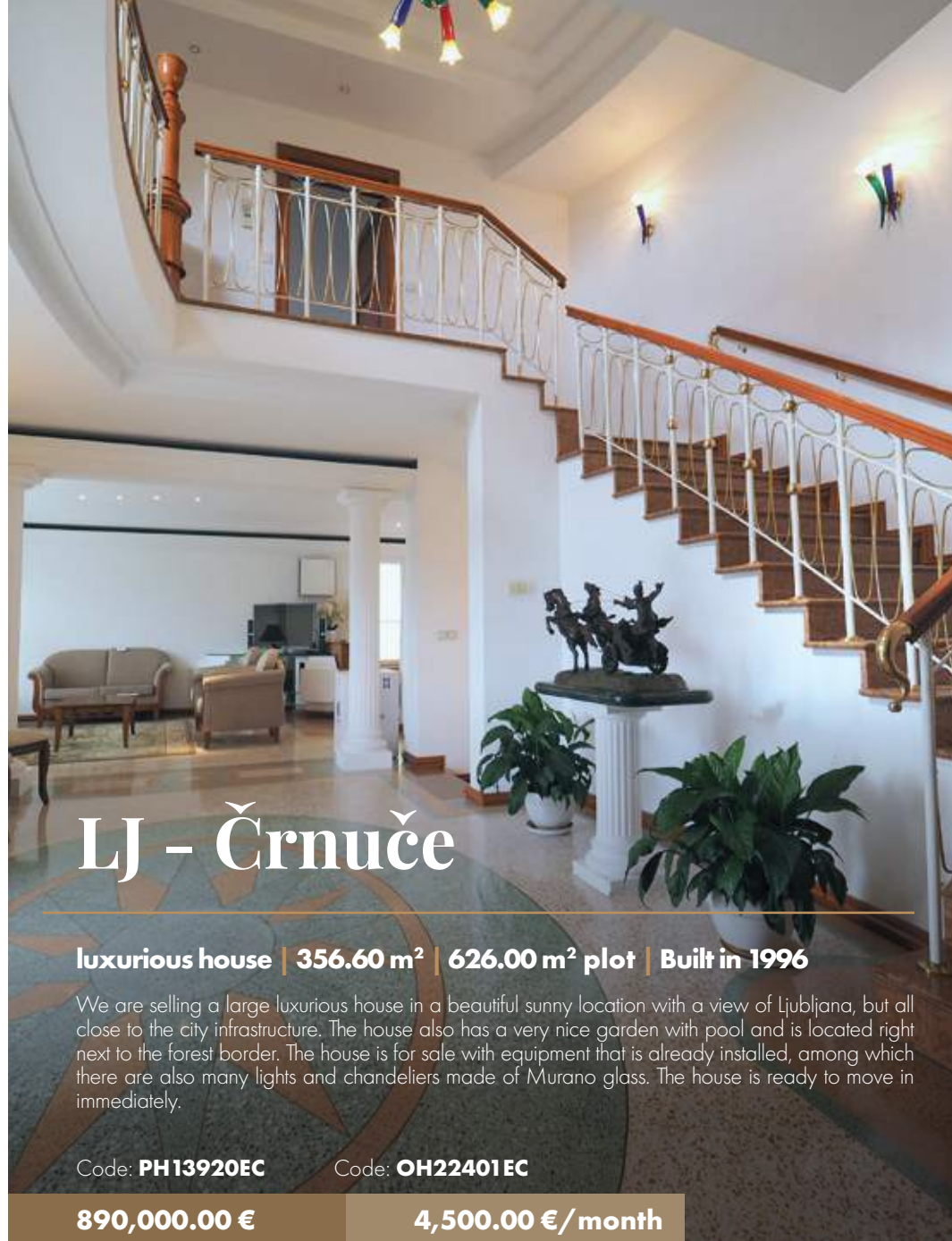
3 bathrooms



3 parking spaces



EI: C



LJ - Črnuče

luxurious house | 356.60 m² | 626.00 m² plot | Built in 1996

We are selling a large luxurious house in a beautiful sunny location with a view of Ljubljana, but all close to the city infrastructure. The house also has a very nice garden with pool and is located right next to the forest border. The house is for sale with equipment that is already installed, among which there are also many lights and chandeliers made of Murano glass. The house is ready to move in immediately.

Code: **PH13920EC**

Code: **OH22401EC**

890,000.00 €

4,500.00 €/month



7 bedrooms



4 bathrooms



2 parking spaces



EI: D

LJ – Črnuče

detached house | 311.50 m² | 723.00 m plot | Built in 2000

Maintained and bright house is for sale on good location with large outdoor space. The house has a fence and is therefore also suitable for the family. The property has close proximity to all infrastructure (city bus, school, nursery, PST, shopping centre, bakery, cafes,..). It's suitable for everyone who wishes to stay in the city with all the infrastructure nearby, while also have a quick access to the bypass. You are welcome to visit!

Code: **PH18198ND**

1,050,000.00 €



4 bedrooms



2 bathrooms



4 spaces
in garage



No EI

LJ – Vič

villa house | 460.00 m² | 1,072.00 m² plot | Built in 2002

The luxurious, beautifully designed villa is located in a green lane. Detached houses, surrounded on three sides by an undeveloped forest and meadow. The recognized stonemasonry surrounds the villa with high stone pillars next to the living quarters and at the main entrance with a glass canopy. Also all the portals of windows, doors, gable houses and all the supporting columns of the outside forged fence. In addition to the main entrance, the villa has a separate service entrance and is therefore suitable for owners with service personnel and embassies. Welcome to visit!

Code: **PH19773ND**

2,100,000.00 €



4 bedrooms



4 bathrooms



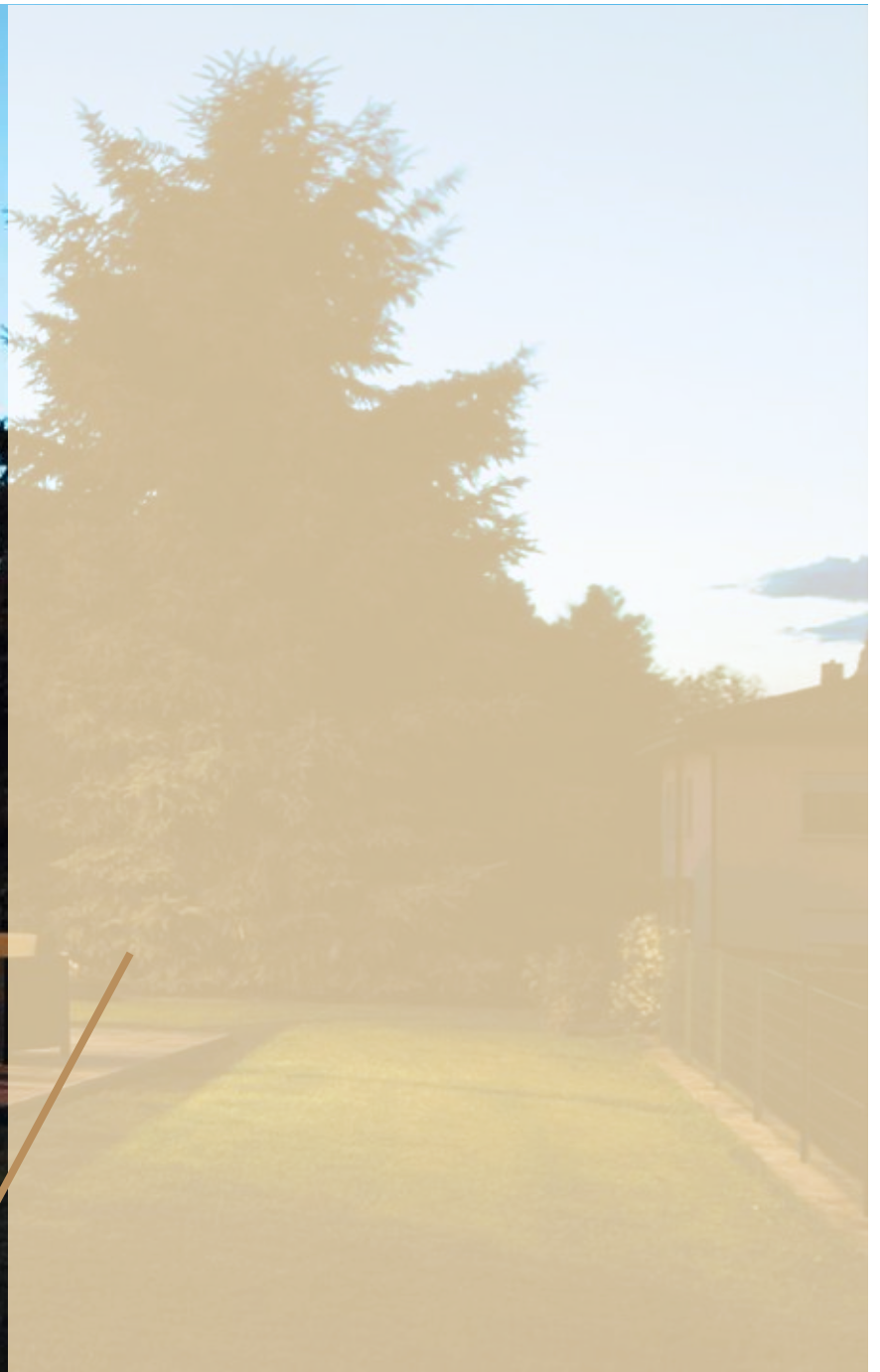
4 parking
spaces



EI: C



**Houses
for rent**



LJ - Trnovo

luxury villa house | 484.89 m² | 743.00 m² plot | Built in 1936 | Renovated in 2017

The luxurious, beautifully designed Bourgeois villa is located in an extraordinary location, in a street with good wide access and close to the city center. The security alarm system is installed both in the outer and inner part. It has a three floors and outside 2 comfortable garages. In addition to the main entrance, the villa has a separate service entrance and is therefore suitable for owners with service personnel and embassies. On the lower ground floor of the house there is a fitness room, sauna, Jacuzzi, toilet, service room - technical space, exit to the winter garden overlooking the green part of the plot.

Code: **PH20576ND**

Code: **OH20908ND**

2,000,000.00 €

8,000.00 €/month



5 bedrooms



3 bathrooms



5 parking spaces



EI: E

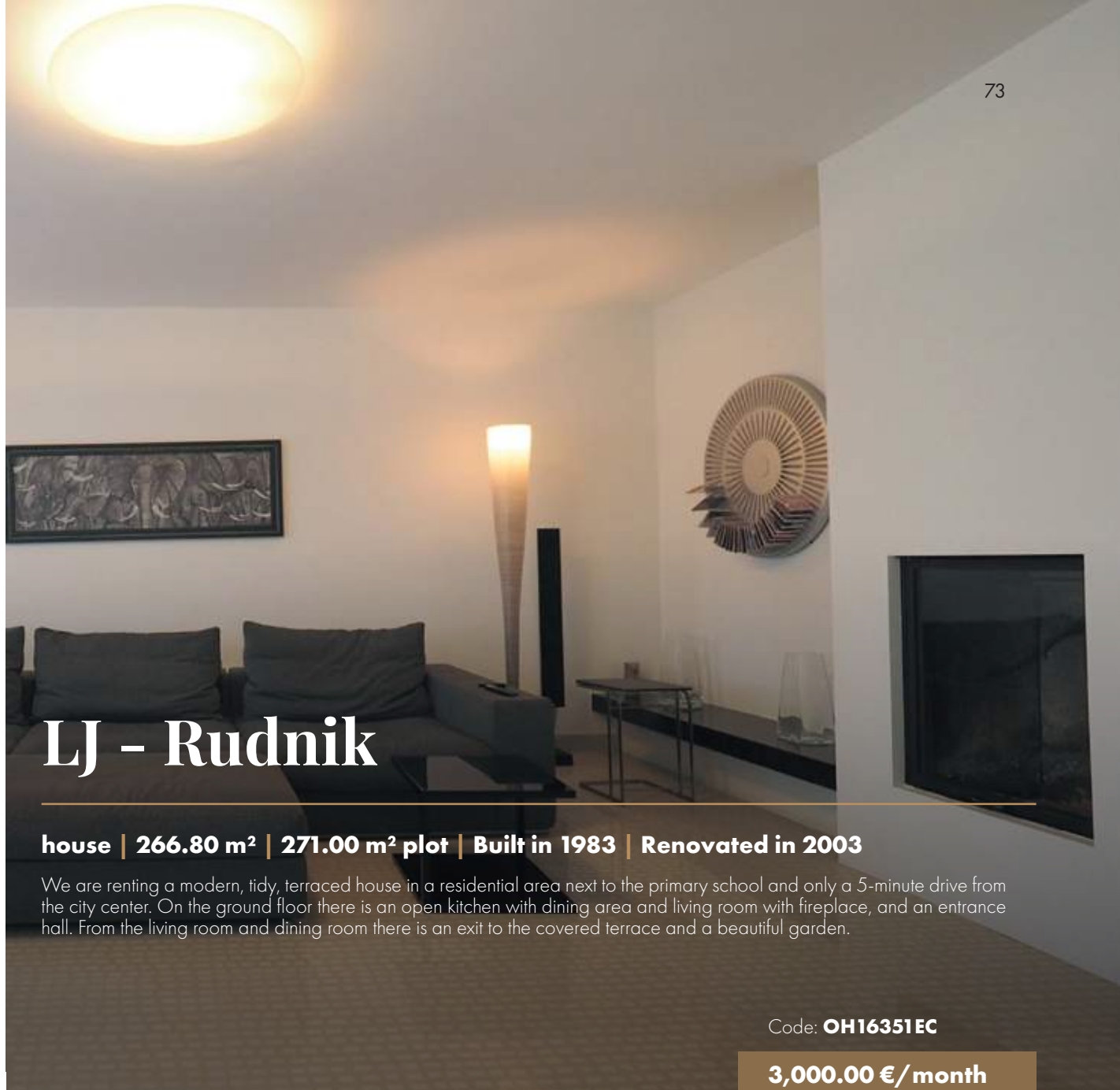
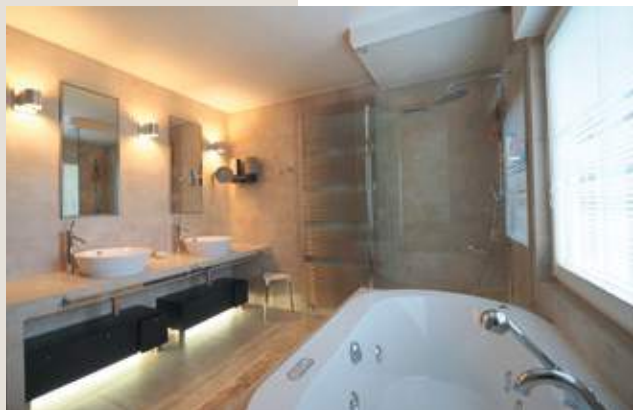
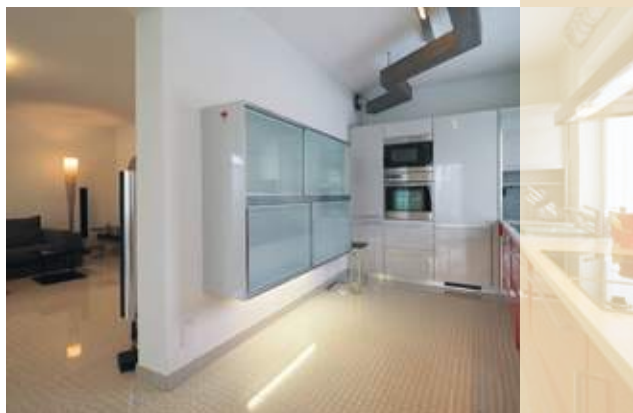


Nenad Dončić

M: +386 31 573 423 | **P:** +386 1 280 08 60

E: nenad@stoja-trade.si





LJ - Rudnik

house | 266.80 m² | 271.00 m² plot | Built in 1983 | Renovated in 2003

We are renting a modern, tidy, terraced house in a residential area next to the primary school and only a 5-minute drive from the city center. On the ground floor there is an open kitchen with dining area and living room with fireplace, and an entrance hall. From the living room and dining room there is an exit to the covered terrace and a beautiful garden.

Code: **OH16351EC**

3,000.00 €/month



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si



4 bedrooms



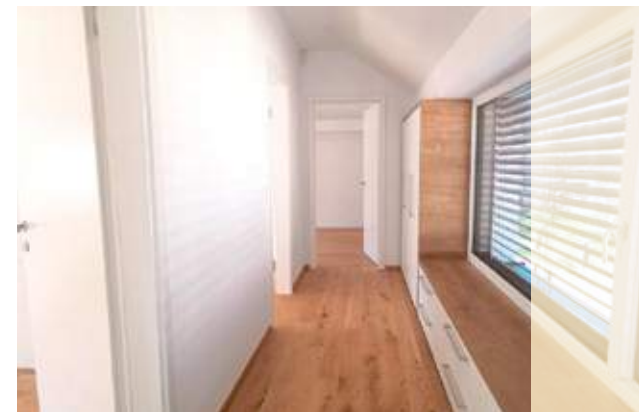
3 bathrooms



2 parking spaces



EI: C



Trzin

new villa house | 172.00 m² | 460.00 m² plot | Built in 2018

New, independent and modernly designed house with quality brick construction with good insulation and quality building furniture. The house is in 3rd extended construction phase and has a south orientation. It is located in a good location with all infrastructure in the immediate vicinity (shops, school, bus stop, post office bank). Land size of 460 m² covers part in front of the house, where it is possible to park several cars and a large garden around the house. The location offers great opportunities for walks and leisure time in nature. The house is located in a new settlement of individual houses.

Code: **OH20402ND**

2,000.00 €/month



4 bedrooms



1 bathroom



4 parking spaces



No EI

Nenad Dončić

M: +386 31 573 423 | **P:** +386 1 280 08 60
E: nenad@stoja-trade.si





LJ - Rudnik

modern house | 170.80 m² | 150.00 m² plot | Built in 2018

We are renting a fully furnished, modern house in a newer urban settlement. The house is easily accessible from the city center as well as from the ring road, and is close to recreational areas. As you can see from the photos, the house has a modern layout with a large living room, a modern open kitchen, a large dining room, and all living areas have access to a sunny terrace. The first floor has 3 bedrooms, a cabinet, a dressing room and 2 bathrooms. In front of the house is a canopy for two cars.

Code: **OH21963EC**

3,250.00 €/month



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si



3 bedrooms



2 bathrooms



2 parking spaces



No EI

LJ - Podutik

house | 410.60 m² | 567.00 m² plot | Built in 1999

We are renting out a beautiful, representative house in a well-kept location suitable for the needs of an ambassador, as it has been the ambassadors' residence for many years. The house has a lot of comfort in large living areas, a large kitchen and a separate apartment for guests or house help. It has 5 bedrooms, 3 bathrooms, lounge with library, dining room for 12 people, separate kitchen, garage for two cars + additional parking spaces. The house is partially furnished and ready to move in immediately.

Code: **OH08940EC**

3,500.00 €/month



6 bedrooms



3 bathrooms



4 parking spaces



El: D



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60

E: esad@stoja-trade.si





LJ - Polje

house | 248.20 m² | 1,131.00 m² plot | Built in 2004

We are renting a nice and comfortable house on a beautiful plot in a well-kept settlement, close to a school, sports areas and a health center. It has a large living room of about 50 m² with access to a very nice garden and fireplace, kitchen, 3 bedrooms, 2 bathrooms, a large recreation area in the basement and a canopy for 2 cars. The house is partially furnished and ready to move in shortly.

Code: **OH01934EC**

2,100.00 €/month



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si



4 bedrooms



2 bathrooms



4 parking spaces



El: D

Grosuplje

detached house | 250.00 m² | 600.00 m² plot | Built in 1931
Renovated in 2002

Spacious house in a quiet, green and scenic location, just 5 minutes from Grosuplje. The house is located on top of a small village with a kindergarten, school, shop, bus and railway station. It is very quality built. The house will be mostly emptied out when it is taken over, but the owner is willing to furnish it, according to the wishes of the tenant. Available upon agreement, you are welcome to visit!

Code: **OH02328RL**

1,700.00 €/month



4 bedrooms



2 bathrooms



2 parking spaces and yard for 6 cars



No EI



LJ - Tacen

modern house | 220.00 m² | 577.00 m² plot | Built in 2004

A very beautiful modern house with a modern kitchen, high ceilings and lot of light is located in a quiet, landscaped family village in the immediate vicinity of beautiful nature. The house has a large living room of 45 m² with 15 m² dining room with exit to the terrace, separate kitchen with pantry, 4 large bedrooms, dressing room, 2 bathrooms, large balcony, canopies for 2 cars and pantry. House is partially furnished and available immediately.

Code: **OH04955EC**

2,500.00 €/month



4 bedrooms



2 bathrooms



4 parking spaces



EI: D

LJ - Bežigrad

modernly designed duplex | 124.00 m² | 177.00 m² plot | Built in 2018

Modernly designed, bright and low energy house with quick access to the highway and all other basic infrastructure in the immediate vicinity. Entrance, entrance hall, utility room, toilets, open living room connected to the dining room and kitchen with exit to the garden. All windows are made of aluminum and have three-layer glazing. Heating arranged through an air-to-water heat pump. The house is fully heated by underfloor heating, recuperation. The house is fully equipped with quality furniture.

Code: **OH17223ND**

1,800.00 €/month



3 bedrooms



2 bathrooms



2 parking spaces



No EI

LJ - Moste

detached house | 244.70 m² | 935.00 m² plot | Built in 2012

Newer energy-efficient house for rent or sale - passive class, heat pump heating, underfloor heating, triple glazing, etc. The house is partially furnished. On the ground floor there is a living room with a kitchen and a dining room, with access to 65 m² covered terraces, an additional room which can be used as a recreation room or a guest room with separate toilet and shower. On the first floor it has 4 bedrooms and 3 bathrooms. Outside is a car garage and extra storage space. You are welcome to visit!

Code: **PH20138EC**

750,000.00 €



4 bedrooms



3 bathrooms



4 parking spaces



EI: A1



Apartments for rent



LJ - Center

2.5-room duplex | 110.00 m² | 2nd floor | Built in 1770 | Renovated in 2016

We are renting a beautiful bourgeois apartment with high ceilings, a balcony and a view of Ljubljana Castle. The apartment is fully furnished with rustic furniture, air conditioned and has a gas heating. The apartment comprises an entrance hall, living room, 2 bedrooms, 2 bathrooms, dining room and kitchen. The apartment stands out with a beautiful baroque ceiling paintings. Suitable for family or a couple, diplomats and foreign representatives. Possible to rent for shorter term as well, 2-6 months.

Code: **OS12731SD**

1,350.00 €/month



2 bedrooms



2 bathrooms



no parking spaces



El not necessary

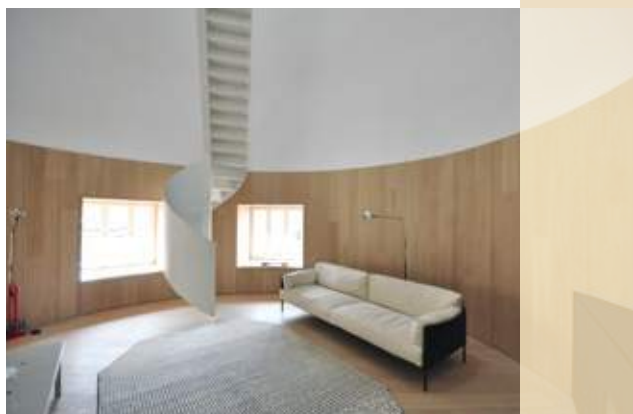


Sanja Đukić

M: +386 51 395 900 | **P:** +386 1 280 08 60

E: sanja@stoja-trade.si





LJ - Center

4-room | 156.50 m² | Built in 1923 | Renovated 2021

For rent a modernly furnished attic apartment, completely renovated on a great location in the city center. The apartment has a kitchen with dining area, living room with fireplace and beautiful views, 3 bedrooms, 2 bathrooms, sauna. All rooms are equipped with a bed, two also have a desk and chair. The bathroom has a bath and shower. The apartment is very bright and offers a user comfort in a friendly living environment. Available immediately.

Code: **OS22497SD**

3,000.00 €/month



Sanja Đukić

M: +386 51 395 900 | **P:** +386 1 280 08 60
E: sanja@stoja-trade.si



3 bedrooms



2 bathrooms



no parking spaces



No EI



LJ - Center

3.5-room duplex | 111.60 m² | 1st floor | Built in 1506 | Renovated in 2019

For rent a modern furnished beautiful apartment in the old part of town. The apartment is fully furnished. The apartment has a kitchen with dining room and living room, 2 bedrooms, bathroom, terrace 9.9 m², the possibility of using the garden. Available immediately.

Code: **OS21305SD**

1,400.00 €/month



2 bedrooms



1 bathroom



no parking spaces



No EI



Sanja Đukić

M: +386 51 395 900 | **P:** +386 1 280 08 60

E: sanja@stoja-trade.si





LJ - Center

3-room apartment | 80.00 m² | Attic | Built in 1960 | Renovated in 2018

At the exclusive location in the city centre, on Prešernov trg, we rent a bright, completely renovated and equipped apartment suitable for the individual, long term tenant. Apartment has living kitchen area with small balcony (facing West), two rooms (each one has a bathroom) and separate toilet. There is one parking spot in garage house on Slomškova.

Code: **OS21233NMR**

1,650.00 €/month



Nataša Mulej Ropret

M: +386 30 641 681 **IP:** +386 1 280 08 60
E: natasa@stoja-trade.si



1 bedroom



1 bathroom



parking in
garage house



No EI

LJ - City center

4-room | 156.90 m² | 2nd floor | Built in 1850 | Renovated in 2019

For rent beautiful, luxuriously furnished 4-room apartment in the center of Ljubljana, near Bavarski dvor. The apartment is completely renovated (2019) and is equipped with high quality furniture and appliances and smart installation. Located on the second floor of a renovated block with elevator. It comprises the following rooms: large open hallway, spacious storage, large bedroom with ensuite bathroom and walk-in wardrobe, 2 children's rooms with dressing room and bathroom, anteroom, separate kitchen and dining area with all appliances and a living room. Security of 3 monthly rents. Available immediately.

Code: **OS19334JC**

2,000.00 €/month



3 bedrooms



2 bathrooms



no parking spaces



EI: D



Jana Caserman Dončić

M: +386 30 642 624 | **P:** +386 1 280 08 60

E: jana@stoja-trade.si





LJ - Center

modern 2-room apartment | 85.88 m² | 1st floor | Built in 2004

For rent a fully equipped, modern 2-room apartment on Komenskega ulica in the center of Ljubljana. The apartment comprises a kitchen with a living room, a bedroom with a dressing room, a utility room and a bathroom. All appliances, TV, dishes are in the apartment. The apartment is also equipped with air conditioning and has a beautiful balcony overlooking the castle. The apartment also has one parking space in the garage.

Code: **OS01136SD**

1,350.00 €/month



Sanja Đukić

M: +386 51 395 900 | **P:** +386 1 280 08 60
E: sanja@stoja-trade.si



LJ - City center

2-room apartment | 52.00 m² | 2nd floor | Built in 1600 | Renovated in 2005

Nice, completely renovated apartment in Prule in a well-kept house, close to downtown. The apartment is fully opened and comprises an entrance hall with fitted wardrobe, kitchen, living room, bedroom, bathroom and utility. The apartment is furnished. The apartment also benefits from a smaller common terrace (sharing with one another apartment). The costs are fixed, namely 150 euros per month. Parking with permit.

Code: **OS22279NMR**

700.00 €/month



1 bedroom



1 bathroom



no parking spaces



No EI



Nataša Mulej Ropret

M: +386 30 641 681 | **P:** +386 1 280 08 60

E: natasa@stoja-trade.si





LJ – Center

4-room | 140.80 m² | Built in 1930 | Renovated in 2016

Center, in a quiet part of the Center near Ljubljana Castle and the main market, we rent a renovated bourgeois apartment on the high ground floor, which includes: entrance hall, spacious kitchen connected to the dining room and living room with fireplace, master bedroom with large wardrobe, 2 spacious children's rooms, larger bathroom with bath and shower and separate toilet. The apartment also has 1 parking space in the yard. Equipment upon agreement. Available immediately.

Code: **OS22012AP**

1,500.00 €/month



Alja Pirkmajer

M: +386 41 333 123 | **P:** +386 1 280 08 60
E: alja@stoja-trade.si



3 bedrooms



1 bathroom



1 parking space



No EI



LJ - Center

3-room | 64.00 m² | 1st floor | Built in 1928

Near the old town, for rent a beautiful bourgeois apartment. The apartment is renovated and fully equipped and includes: a small hallway, kitchen connected to the living room, bedroom, study, bathroom and utility with washing machine and dryer. The apartment also has a storage room on the ground floor and the possibility of parking in a shared parking lot. Suitable for diplomats and foreign missions. Available immediately!

Code: **OS22767AP**

1,000.00 €/month



2 bedrooms



1 bathroom



parking
in shared
parking lot



E: C



LJ - Rudnik

4-room | 90.00 m² | 5th floor | Built in 2017

For rent a modern apartment at the top of the building with a beautiful terrace of 61.10 m² with open views. The apartment is fully modernly equipped: kitchen with dining room and living room, 3 bedrooms, dressing room, utility and bathroom. The terrace has a summer kitchen with teak furniture. In case of rentals of water bed and jacuzzi the monthly rent would be 2,300.00 €. The living room and kitchen are equipped, white Miele appliances and sofa Rolf Benz. Available immediately.

Code: **OS22018SD**

2,000.00 €/month



3 bedrooms



1 bathroom



2 parking
spaces



E: A2

LJ - Center

3.5-room | 72.70m² | high ground floor | Built in 1938 | Renovated in 2020

For rent fully stylishly furnished 3.5-room apartment in the center of Ljubljana, in the immediate vicinity of the train station. The apartment is located on the high ground floor and comprises: hallway with cupboards, 3 separate rooms with cupboards and desks, open kitchen with dining room and living room, separate pantry, separate toilet, bathroom with drying-washing machine. The apartment also has a basement and a shared small garden. Suitable for 3 individuals, family or a couple. Possibility of parking with a permit. All necessary infrastructure is close by.

Code: **OS20263JC**

1,000.00 €/month



3 bedrooms



1 bathroom



with parking permit



No EI



LJ - Center

3-room | 109.50 m² | 2nd floor | Built in 1880 | Renovated in 2001

For rent a fully furnished 3-room bourgeois apartment in the city center, next to the government. The apartment is located in a well-maintained building, on the 2nd floor without elevator, and comprises: hallway, separate toilet, pantry, kitchen with dining area, large living room, 2 separate bedrooms, each with its own bathroom and dressing room. It also has a storage room in the basement measuring approximately 12 m². All necessary infrastructure is close by.

Code: **OS22276JC**

1,300.00 €/month



2 bedrooms



2 bathrooms



no parking spaces



No EI



LJ - Center

4-room | 119.50 m² | 3rd floor | Built in 1929

In the center of Ljubljana, in a block with an elevator, we rent a completely renovated bourgeois apartment. It has custom-made furniture. It consists of an entrance, hallway, 3 bedrooms, kitchen and living room connected to the dining room, bathroom and separate toilets and storage in the apartment. Great opportunity! You are invited to visit!

Code: **OS17831SD**

1,300.00 €/month

-  3 bedrooms
-  1 bathroom
-  no parking spaces
-  No EI



LJ - Center

2.5-room | 87.80 m² | 3rd floor | Built in 2008

In an exclusive residential building, we rent a furnished deluxe 2.5-room apartment with a view of the Ljubljanica river. The apartment comprises a living room with kitchen and exit to a closed loggia overlooking the Ljubljanica river, bedroom, study, bathroom with shower, separate toilet. The apartment also has a parking space in the garage. The residential building has 24-hour security and a reception. Suitable for diplomats and foreign representatives. You are invited to visit.

Code: **OS22094AP**

1,600.00 €/month

-  1 bedroom
-  1 bathroom
-  1 parking space
-  No EI

LJ - Center

2-room | 70.00 m² | high floor | Built in 1938 | Renovated in 2018

For rent beautiful, renovated and bright old-town 2-room apartment in a house in a quiet location in the city center, next to the Roman wall. The apartment is fully furnished and includes: hallway with wardrobe, bathroom with washing machine and dryer, large kitchen and dining room equipped with all appliances, separate living room and bedroom to the inner courtyard. All necessary infrastructure is close by: center, Trnovo, Ljubljana river, bus, etc. We rent to a businessman, diplomat or an orderly couple.

Code: **OS21477JC**

750.00 €/month



1 bedroom



1 bathroom



no parking spaces



No EI

LJ - Šiška

2-room | 57.50 m² | 2nd floor | Built in 2018

LJ. Sp. Šiška, we rent a newer apartment in BELLE VIE TIVOLI neighborhood. The apartment is completely modernly furnished and functionally arranged. It consists of: an anteroom, a living room with a kitchen and dining room with an exit to the loggia (8.00 m²), a bedroom and bathroom. The apartment also has a storage and parking space in the basement of the building. We rent for a longer period to a legal person. You are invited to visit!

Code: **OS18880AP**

900.00 €/month



1 bedroom



1 bathroom



1 parking space



No EI



Business premises for rent



LJ - Šiška

office building | 1,054.00 m² | 3rd floor | Built in 1991

The business building is in a good location, easily accessible from the bypass with its own parking space. The premises have been renovated in 2018 and are air-conditioned, have a raised technical floor, en-suite facilities and a kitchen. In addition, the height of the ceilings is more than 3 m, and is accessible in addition to the personal lift, with a freight elevator of 2.5 tonnes. Available immediately.

Code: **OP19225EC**

9,486.00 €/month



offices



kitchenette



toilet



private parking



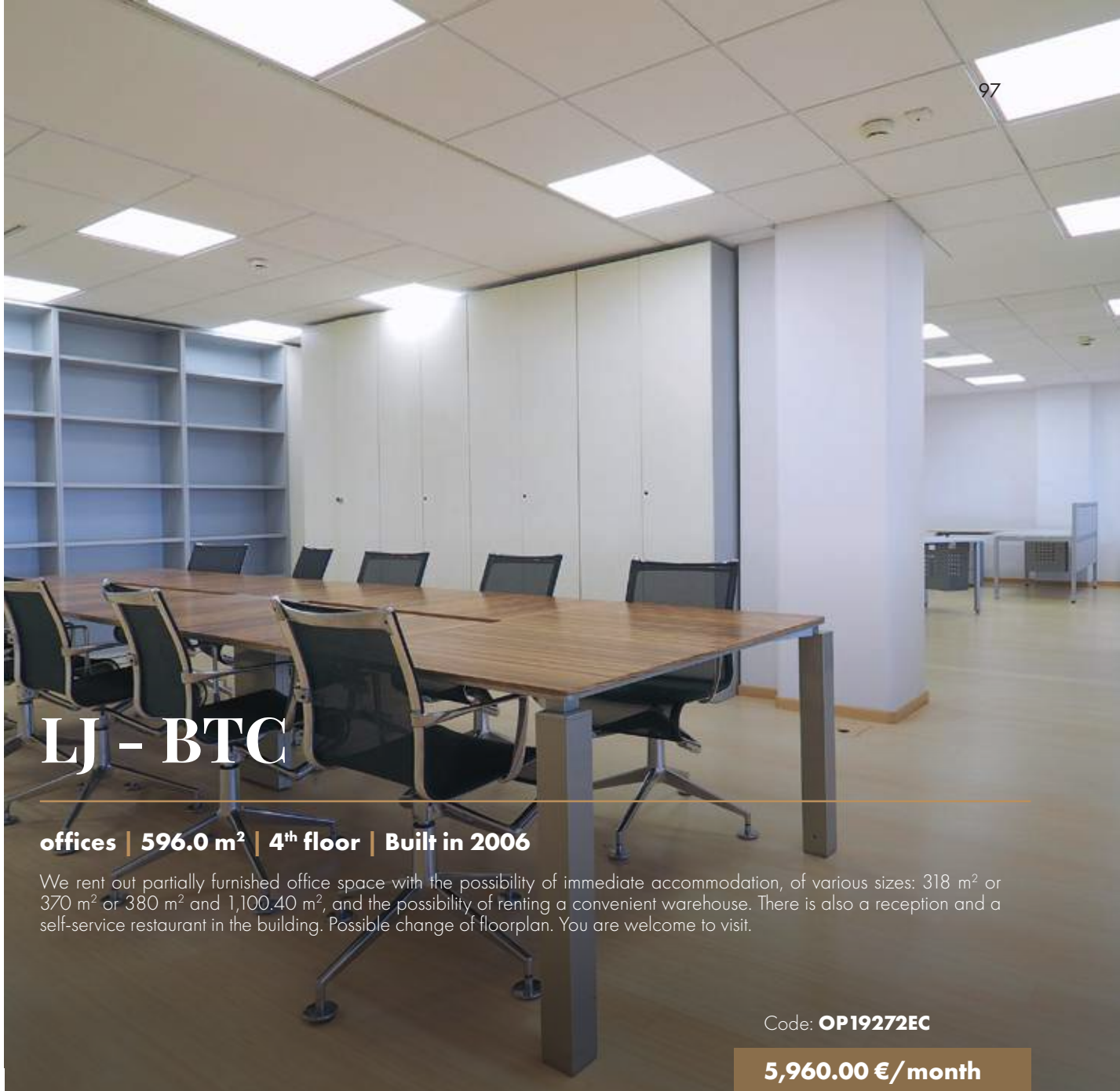
EI not necessary

Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60

E: esad@stoja-trade.si





LJ - BTC

offices | 596.0 m² | 4th floor | Built in 2006

We rent out partially furnished office space with the possibility of immediate accommodation, of various sizes: 318 m² or 370 m² or 380 m² and 1,100.40 m², and the possibility of renting a convenient warehouse. There is also a reception and a self-service restaurant in the building. Possible change of floorplan. You are welcome to visit.

Code: **OP19272EC**

5,960.00 €/month



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si

 17 offices

 2 kitchenettes

 toilet

 20 parking spaces in garage, 3 outside

 El: D

LJ - Center

office | 168.00 m² | 1st floor | Built in 1929 | Renovated in 2018

For rent renovated and fully furnished office space in the city center, next to the court. The offices have elevator access and are divided into left and right wing. In the left part there are 5 separate offices, an open office, a meeting room and a kitchenette with toilets. Available upon agreement. You are welcome to visit!

Code: **OP20635JC**

2,500.00 €/month



offices



kitchenette



toilet



no parking spaces



No EI



Jana Caserman Dončić

M: +386 30 642 624 | **P:** +386 1 280 08 60

E: jana@stoja-trade.si





LJ - Šiška

modern business office | 740.00 m² | 5th floor | Built in 2006

In a good business location, just 2 minutes from the ring road, 10 minutes from the city center and 20 minutes from the airport, we rent modern business areas with great potential to adapt to a single tenant. The property has a restaurant (self service and a la carte, bar, sports center, notary, kindergarten and reception), and a free half hour parking for visitors at the property. As already mentioned, the building offers a high degree of space flexibility, a glass facade where windows can be opened, a high level of security, backup electrical power and parking spaces in the garage. The free surfaces are located on one floor and represent a complete unit. Possible to rent max 20 parking spaces in the garage.

Code: **OP04763EC**

8,880.00 €/month



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si



offices



property with a restaurant



toilet



20 parking spaces for rent



No EI

LJ - Center

office | ground floor | 153.00 m² | Built in 1907 | Renovated in 2020

Completely renovated office space in the city centre, in a great location. Suitable for offices, agencies, law firms, etc. The rooms are located on the high ground floor and comprise a large office, a kitchenette and toilets of 89.10 m². In the semi-annual part there is a space of 63.13 m², which has a gateway to the storage room, which can be used for the archive. The space has been completely renovated in 2020 and has all the connections. The premise is registered for the business activity.

Code: **OP21410ND**

2,400.00 €/month



large office



kitchenette



toilet



xx parking spaces



No EI



LJ - Bežigrad

offices | 611.00 m² | Built in 1993 | Renovated in 2014

Representative, very bright and partly furnished offices are located in recognizable office building, located in a good location, proximity to the ring road. Offices has an amazing view on the city and on mountains. They are equipped with modern facilities (air conditioning, fire-fighting system, optics ...). Parking possible in the garage for an additional cost of 85 € / parking / month. The premises is available upon agreement. Worth a visit!

Code: **OP09719ND**

7,912.00 €/month



15 offices



kitchenette



toilets



no parking spaces



EI: D



LJ - Center

office | 213.00 m² | 1st floor | Built in 1902 | Renovated in 2011

We are renting out beautiful, bright and completely renovated business premises in a very representative bourgeois building. The rooms are air conditioned, have high ceilings, and the building itself is located in the immediate vicinity of garages and parliament. It has 5 separate offices, hallway and toilets. The premises are for rent unfurnished. The facility has a reception, which operates between 7 am - 8 pm. The premises are equipped with all necessary infrastructure (security, optics).

Code: **OP21887ND**

2,662.50 €/month



5 offices



no kitchen



toilet



vicinity of garages



EI: C



LJ - City center

offices | 149.22 m² | 5th floor | Built in 1962 | Renovated in 2016

We rent out nicely furnished and custom-equipped offices in a tidy business building with elevators and reception. The premises are centrally heated and air-conditioned, protected by alarm, and access control is also possible. Offices are equipped with an optical internet connection. The functional arrangement of the premises comprises the right part of the 5th floor of the building with N-E and S-W sky position. Available immediately, you are welcome to visit!

Code: **OP19472RL**

1,343.00 €/month



6 open space offices



kitchen



toilet



no parking spaces



EI: D



**Houses
for sale**



LJ – Bežigrad

detached house | 396.10 m² | 609 m² plot | Built in 2017

We are selling a brand new house. The house's location is near the city ring road, in a quiet residential area. The house is arranged so that all the main rooms are on the ground floor. The house is equipped with all the technology that can be incorporated into the house today and which provides the maximum comfort of living. Such as underfloor heating and cooling, ventilation with humidity control, smart house system, central vacuum system, video and technical security in the house and outside, water filtering, UPS power supply of personal and car elevators, fireplace, heat pump (water-water), windows are three-layer. You are welcome to visit!

Code: **PH15849EC**

1,700,000.00 €



3 bedrooms



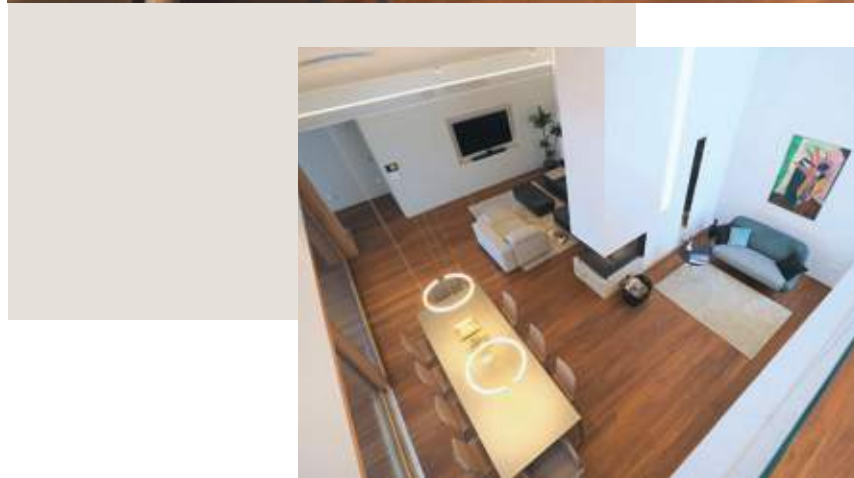
3 bathrooms



6 parking spaces



El: B1



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60

E: esad@stojia-trade.si



LJ - Moste

detached house | 489.00 m² | 938.00 m² plot | Built in 2013

For sale a high quality house which is currently used as 3 residential apartments. The ground floor comprises living areas with kitchen, one bedroom and one bathroom, a terrace with Jacuzzi and an access to the garden. On the first floor there are two one-bedroom apartments. The basement comprises a room for parties, a guest room, and other functional rooms. The house is air-conditioned and available in short time.

Code: **PH10822EC**

1,690,000.00 €



3 bedrooms



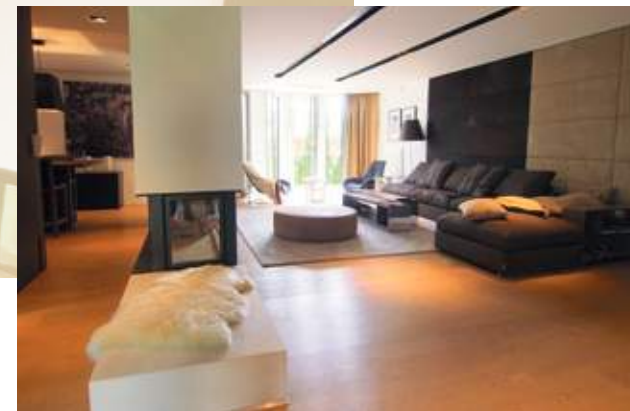
3 bathrooms



parking in front
of the house



EI: C



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si





Rok Lujanac

M: +386 40 676 674 | **P:** +386 1 280 08 60
E: rok@stoja-trade.si



107

Domžale

low energy house | 143.40 m² | 466.00 m² plot | Built in 2018

We sell a brand new, fully equipped low-energy house in a quiet location at the end of a dead end street. The house boasts a south-western position, high ceilings, 3-layer windows with mosquito nets, electric shutters, underfloor heating via heat pump, point recuperation system, air conditioning, robotic lawnmower, etc. The functional layout outside includes one outdoor car park, a canopy for two cars, a storage shed and a prefabricated living container that can serve as a party room or a storage. Inside, on the ground floor there is an entrance hall with wardrobe, utility, bathroom, living room area with kitchen, dining area and exit to the covered terrace with garden and connection to the summer kitchen. It is a very high quality and classically built house with materials of a higher price range.

Code: **PH21585RL**

549,000.00 €



3 bedrooms



2 bathrooms



3 parking spaces



No EI

LJ - Vižmarje

detached house | 240.00 m² | 535.00 m² plot | Built in 2008

The house is modernly designed, skillfully finished and surrounded by greenery in a quiet location. The infrastructure is all within easy reach. The house belongs to 535 m² of land. It is over-oriented and sunny. The surrounding area of the house offers many opportunities for walking and spending time in nature. The house is just minutes away from the city center and has quick access to the ring road. You are welcome to visit!

Code: **PH19604ND**

790,000.00 €



4 bedrooms



3 bathrooms



4 parking spaces



E: C



Nenad Dončić

M: +386 31 573 423 | **P:** +386 1 280 08 60

E: nenad@stoja-trade.si





LJ – Trnovo

semi-detached house | 179.00 m² | 173.00 m² plot | Built in 2016

We are selling a newer semi-detached house in the immediate vicinity of the city center in a quiet one-way street. The house is very well built and achieves A2 Energy class (passive house). The sale price applies to a fully equipped house with: kitchen, fitted wardrobes, sofas, beds, bathrooms, lights, etc. You are invited to view.

Code: **PH22192EC**

920,000.00 €



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si



3 bedrooms



2 bathrooms



2 parking spaces



EI: A2

LJ-Center

house | 303.00 m² | 1,201.00 m² plot | Built in 2004 | Renovated in 2015

For sale is a house in a prime location in the city center. The house has 4 bedrooms + cabinet, 3 bathrooms, a large living room with open kitchen and exit to the terrace overlooking the forest, and a garage for two cars. The terrace is south oriented. The house is sold partly furnished with all built-in furnishings and equipped with underfloor heating, fireplace, triple windows, and air-conditioned. The land register is arranged and free of mortgages, so that a quick transfer can be made.

Code: **PH18930EC**

988,000.00 €



5 bedrooms



3 bathrooms



3 parking spaces



No EI



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60

E: esad@stoja-trade.si





LJ - Vič

house | 172.50 m² | 320.00 m² plot | Built in 2010

We sell a modern and low-energy designed house in an easily accessible location and close to nature. The house is located in a dead-end street of a well-kept neighborhood with a very good clientele. It is only 50 m away from the first LPP bus station (No. 19b), with primary school (Prule Primary School) children being picked up by a school bus in the settlement. It has functional layout for two cars and a courtyard for additional three cars. There is also area that includes atrium, summer kitchen, shower and pool, which is heated via a heating pump.

Code: **PH21372RL**

489,000.00 €



Rok Lujanac

M: +386 40 676 674 | P: +386 1 280 08 60
E: rok@stoja-trade.si



3 bedrooms



2 bathrooms



5 parking spaces



E1: B2



Vodice

detached house | 810.00 m² | 9,729.00 m² plot | Built in 1995

Comfortably designed, maintained and exquisite house is located in an idyllic location surrounded by greenery. It stands in a landscaped village house, in a good location with fast access to the fast road. It has an extremely large and beautifully maintained garden. The house has 4 floors, except the mansard floor, all the rest are connected with a built-in internal lift. You are welcome to visit!

Code: **PH05976ND**

Code: **OH02025ND**

1,990,000.00 €

6,000.00 €/month



6 bedrooms



6 bathrooms



20 parking spaces



EI: D



LJ-Rožna dolina

detached house | 200.00 m² | 369.00 m² plot | Built in 1985 | Renovated in 2008

Good location near Rožnik - peaceful surroundings. The house is very nice and quality renovated and has a 30 sqm of living room with fireplace, dining room for 6-8 people, large kitchen, utility, 4 bedrooms, 2 bathrooms, where one bathroom and room are separated by an outside entrance. Available upon agreement.

Code: **PH00098EC**

950,000.00 €



4 bedrooms



2 bathrooms



2 parking spaces



EI: C

Škofljica

house | 240.00 m² | 350.00 m² plot | Built in 2020

For sale a modern and low-energy designed, detached house in 3rd construction phase, in an accessible location in a newer neighborhood in Škofljica. The house has garage with two parking spaces, large space for the basement, boiler room, laundry. Ground floor includes entrance hall with wardrobes, cabinet, toilet and utility, living room, dining room and kitchen, staircase, green atrium. On the first floor there are 2x children's rooms, with access to the terrace, bathroom, master bedroom with dressing room and en suite bathroom, both with access to the green terrace 80m² and additional parking spaces for guests.

Code: **PH21625UT**

310,000.00 €



2 bedrooms



1 bathroom



2 parking spaces



No EI

Zbilje

house | 508.00 m² | 1,276.00 m² plot | Built in 1998

The attractive house is situated in an idyllic location with a great view of the lake and greenery. It is located in the accessible location just 12-minute drive from the ring road and about 22 minutes from the city center of Ljubljana. The house has 5-6 bedrooms, 4 bathrooms, garage and utility room. The house is partly furnished (kitchen, bathroom and a built-in cupboards). Suitable for investment, approximately 5% yield, worth a visit.

Code: **PH01249ND**

695,000.00 €



5 bedrooms



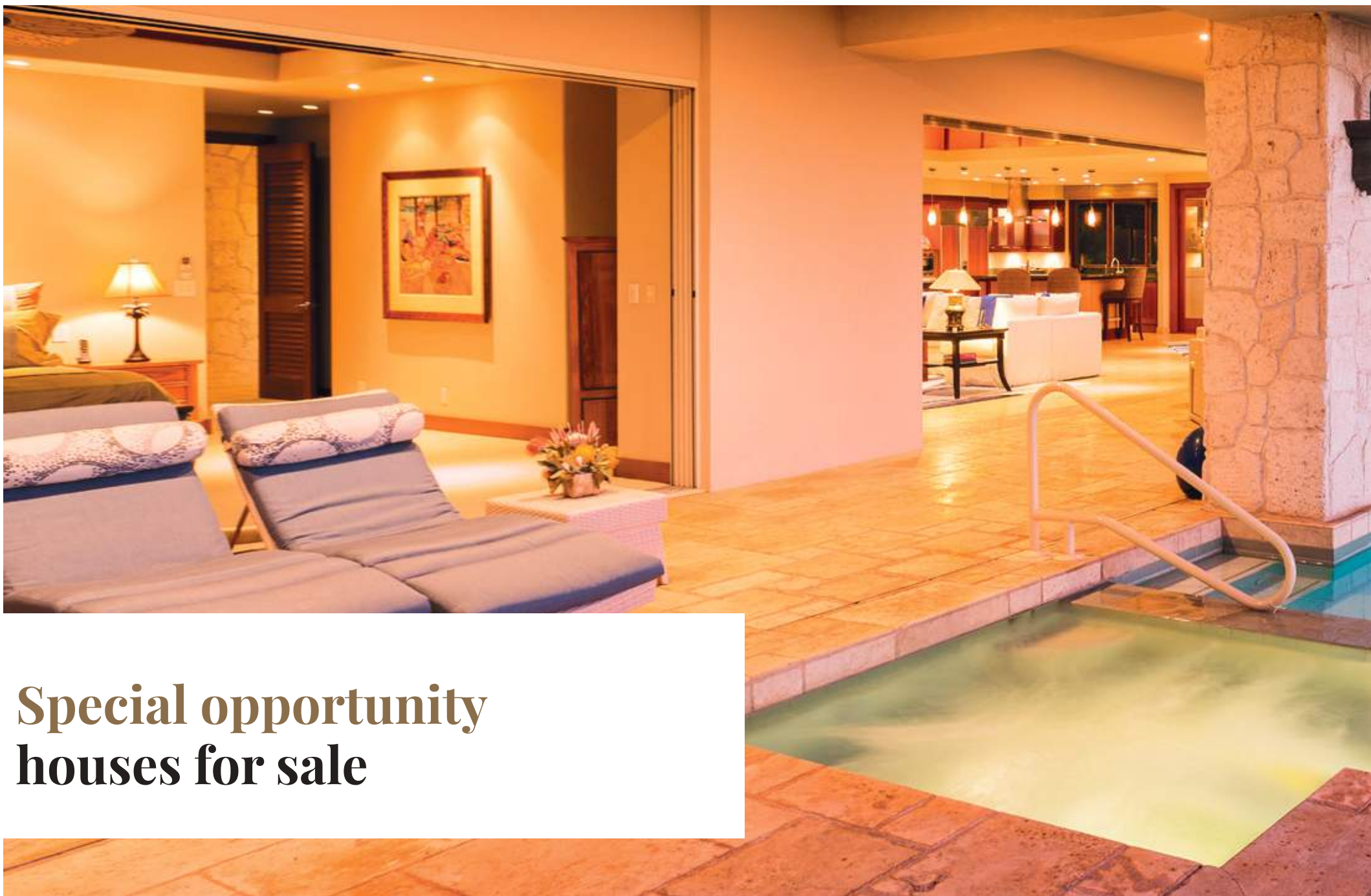
4 bathrooms



4 parking spaces



EI: E



**Special opportunity
houses for sale**



Ivančna Gorica

villa house | 351.00 m² | 4,437.00 m² plot | Built in 2000

A luxurious, beautifully designed villa, located in an extraordinary location, in a picturesque and varied landscape in Stična. Fenced villa with style offers great comfort, surrounded by 351 m² of net area, and 154 m² of building / garage or warehouse. The house was completely renovated and remodeled in 2014, the roof in 2010 and the heat pump added in 2019. Fully furnished and renovated in 2014 low-energy house with heat pump, in a quiet location. The house boasts high ceilings, 3-ply windows, electric shutters, underfloor heating via heat pump, point recuperation system, air conditioning, etc. Functional layout outside includes covered outdoor parking spaces, garage / storage area. It is a very high quality and classically built house with materials of a higher price range.

Code: **PH06309UT**

1,900,000.00 €



5 bedrooms



3 bathrooms



20 parking spaces



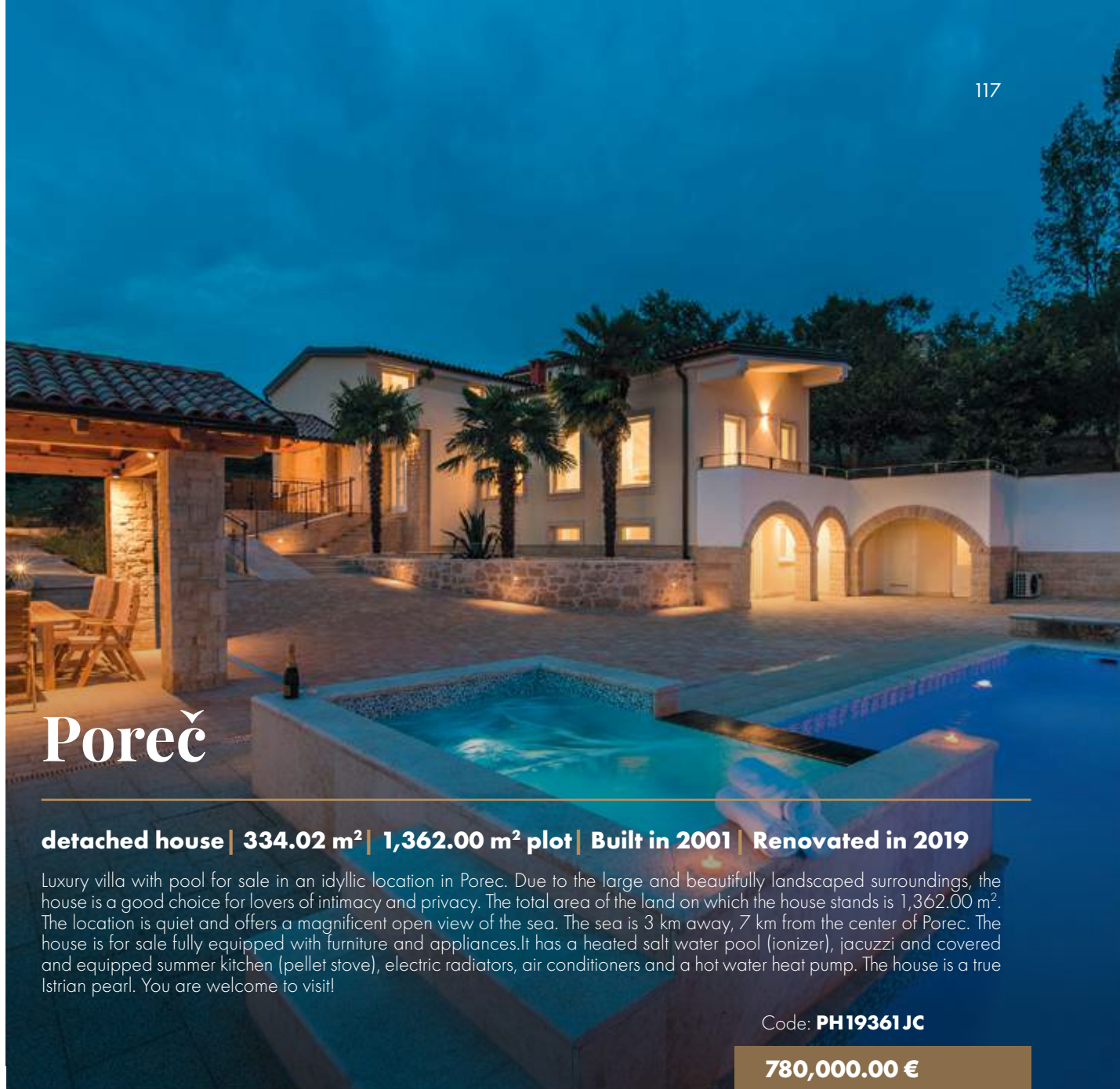
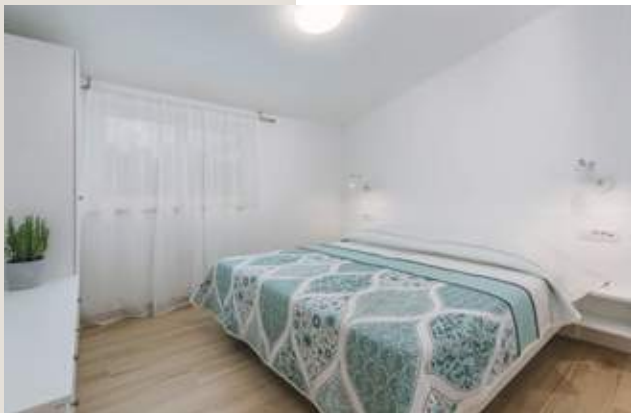
No EI



Urška Tomšič

M: +386 30 645 999 | **P:** +386 1 280 08 60
E: urska@stoja-trade.si





Poreč

detached house | 334.02 m² | 1,362.00 m² plot | Built in 2001 | Renovated in 2019

Luxury villa with pool for sale in an idyllic location in Porec. Due to the large and beautifully landscaped surroundings, the house is a good choice for lovers of intimacy and privacy. The total area of the land on which the house stands is 1,362.00 m². The location is quiet and offers a magnificent open view of the sea. The sea is 3 km away, 7 km from the center of Porec. The house is for sale fully equipped with furniture and appliances. It has a heated salt water pool (ionizer), jacuzzi and covered and equipped summer kitchen (pellet stove), electric radiators, air conditioners and a hot water heat pump. The house is a true Istrian pearl. You are welcome to visit!

Code: **PH19361JC**

780,000.00 €



Jana Caserman Dončić

M: +386 30 642 624 | **P:** +386 1 280 08 60
E: jana@stoja-trade.si



3 bedrooms



4 bathrooms



3 parking spaces



No EI



**Apartments
for sale**



LJ - Šiška

5-room | 499.35 m² | penthouse | Built in 2018

UNIQUE OPPORTUNITY! We are selling a luxurious rooftop 5-room apartment in Spodnja Šiška, Belle vie Tivoli. The apartment is located in the immediate vicinity of both nature - the Tivoli Park and at the same time the lively center of Ljubljana. Italian architects designed the apartment carefully and furnished it only with selected high-end custom-made materials that provide the customer with the highest level of living. The apartment comprises 217.14 m² of net residential area, two terraces in a total area of 263.51 m², two parking spaces and a storage room in the size of 18.70 m².

Code: **PS18708ZD**

1,790,000.00 €



4 bedrooms



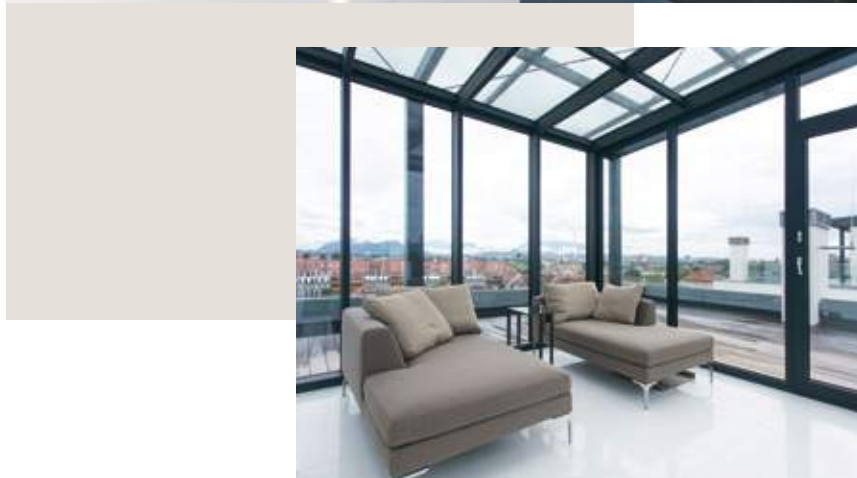
4 bathrooms



2 parking spaces in garage with electric filling center



Et: B1



Zoran Đukić

M: +386 41 652 141 **IP:** +386 1 280 08 60

E: zoran@stoja-trade.si



LJ - Center Devana Park

3-room | 91.21 m² | 37.58 m² atrium | Built in 2021

Great opportunity, no commission for the buyers! Selling a modern atrium 4 bedroom apartment in the new high-standard neighborhood Devana park in the city center and at the same time in the hinterland of Golovec along the Hradeckega cesta. The apartment is located in the new building Devana Park, which will be available in 2021. Net living area: 86.18 m²; atrium: 37.58 m²; storage in the basement: 5.59 m², parking space 1: 13.52 m², parking space 2: 14.1 m².

Code: **PS19280MJ**

394,999.14 €



2 bedrooms



2 bathrooms



2 parking spaces



No EIC



Metka Junc

M: +386 30 324 343 | **P:** +386 1 280 08 60
E: metka@stoja-trade.si





LJ – Center

3.5-room | 141.50 m² | Built in 1939 | Renovated in 2015

Spacious 3,5-room apartment in the center of Ljubljana, near Cankarjev dom. The apartment was renovated in 2015 and consists of a spacious living room with dining area, kitchen, bathroom, two larger bedrooms and one more room and corridor. The apartment has balcony, 2 parking spaces and the garage is also included. Available immediately.

Code: **PS22659UT**

350,000.00 €



3 bedrooms



1 bathroom



2 parking spaces
behind ramp



No EI



Urška Tomšič

M: +386 30 645 999 | **P:** +386 1 280 08 60
E: urska@stoja-trade.si





LJ - Šiška

3-room | 118.00 m² | ground floor | Built in 2009

For sale an extremely bright, nicely furnished and maintained 3-room apartment, located on the ground floor with a beautiful atrium, in a residential building in Celovski dvori. (118.00 m² gross, 74.20 m² net, 43.80 m² atrium). The apartment was modernly furnished and is complemented by all the infrastructure in the immediate vicinity (LPP, the new Aleja shopping center, the proximity of the ring road ...). The apartment consists of hallway / entrance hall with large wardrobes, open living room with dining area and kitchen and exit to a beautiful atrium, bathroom, on the east side the master bedroom with an exit to the 2nd atrium and the children's room. The apartment has two parking spaces and a storage room under the building in the garage. Heating on the heating pipe. The average monthly costs amount to 150 euros. Worth viewing!

Code: **PS2123OUT**

339,000.00 €



Urška Tomšič

M: +386 30 645 999 | **P:** +386 1 280 08 60
E: urska@stoja-trade.si



2 bedrooms



1 bathroom



1 parking space



EI: C

LJ - City center

4-room | 177.80 m² | 2nd floor | Built in 1500 | Renovated in 2018

Exclusive offer of renovated unfinished bourgeois apartment in a beautifully renovated building in the city center of Stara Ljubljana and Grajski grič. The building will be completely renovated, characterized by a high-quality arcade courtyard, a baroque staircase with a lift and a rococo front. The apartment comprises a kitchen, dining room and living room, 3 bedrooms, 3 bathrooms, utility and balcony 4.80 m². The apartment offers a comfortable stay in the very heart of the city. The buyer can finish the apartment according to his individual wishes.

Code: **PS17680SD**

740,000.00 €



3 bedrooms



1 bathroom



parking with a permit



Ei not
necessary



Sanja Đukić

M: +386 51 395 900 | **P:** +386 1 280 08 60

E: sanja@stoja-trade.si





LJ - City center

3-room | 100.00 m² | 2nd floor | Built in 1895 | Renovated in 2018

Extremely bright and completely renovated apartment is located in a strict city center of Ljubljana. The property is located in an exceptional location, as it is only 200 m from the Three Bridges and only 100 m from the Congress Square.

The apartment is completely refurbished to the highest standards (all installations, all the pressures, all windows and doors) and equipped with custom-made equipment, a higher price range.

Code: **PS19809ND**

Code: **OS18112ND**

475,000.00 €

1,600.00 €/month



Nenad Dončić

M: +386 31 573 423 | **IP:** +386 1 280 08 60
E: nenad@stoja-trade.si



2 bedrooms



1 bathroom



no parking space



No EI

LJ-Bežigrad

4-room | 159.00 m² | 10th floor | Built in 2019

Luxury 4-bedroom apartment for sale in a newer building in Bežigrad. The apartment is modernly furnished and located at the very top of the building, which provides a greater degree of privacy and vivid views over Ljubljana. The apartment has 98 m² of usable area and has two floors with living areas and three terraces. The price also includes a storage space of 4.06 m² and four parking spaces in the underground garage. Worth seeing!

Code: **PS19849SD**

1,050,000.00 €



3 bedrooms



2 bathrooms



4 parking spaces



No EI



Sanja Đukić

M: +386 51 395 900 | **P:** +386 1 280 08 60

E: sanja@stoja-trade.si





LJ - Moste

3.5-room | 75.00 m² | low ground floor | Built in 1960 | Renovated in 2021

For sale a fully renovated and beautifully furnished 3.5-room apartment in Moste. The apartment is functionally arranged and comprises: hallway with wardrobe, dressing room and utility, bathroom with shower, bedroom, small bedroom, open living room and kitchen with all appliances. Parking is possible in front of the building. A cellar measuring 5 m² belongs to the apartment as well. All necessary infrastructure is close by.

Code: **PS22382JC**

275,000.00 €



Jana Caserman Dončić

M: +386 30 642 624 | **P:** +386 1 280 08 60
E: jana@stoja-trade.si



2 bedrooms



1 bathroom



no parking spaces



No EI

LJ - Center

3-room | 84.30 m² | 3rd floor | Built in 1927 | Renovated in 2020

We are selling a stylishly decorated duplex apartment in an exceptional location in the immediate vicinity of the Grand Hotel Union. It has been completely refurbished, replacing both electrical as well as plumbing installation, flooring, windows, doors, etc. The functional layout of the rooms on the lower floor includes an entrance hall with a wardrobe, a bathroom and a large two-level living room area with a kitchen and a dining room. On the upper floor there is a daily toilet, a transitional room and a master bedroom. The apartment has extremely low operating costs, which on average amount to only € 100 / month. Parking is possible on Mala ulica with a city permit.

Code: **PS20839RL**

399,000.00 €



2 bedrooms



1 bathroom



1 parking space



No EI



Rok Lujanac

M: +386 40 676 674 | **P:** +386 1 280 08 60
E: rok@stoja-trade.si





LJ - City center

4.5-room | 132.30 m² | 2nd floor | Built in 1880 | Renovated in 2010

A luxury apartment in a central location near the Medical center (net 121.60 m²). The apartment comprises the ownership part of the staircase, a bathroom with utility and IR sauna, an office, a large open living lounge with a dining room, a master bedroom with a walk-in wardrobe, a children's room and a room for guests, which does not have windows. The apartment has high quality materials, selected ceramics, kitchen with appliances and lights, wide parquet in combination with fish bone, etc. Available upon agreement, you are welcome to visit!

Code: **PS15186RL**

549,000.00 €



Rok Lujanac

M: +386 40 676 674 | **P:** +386 1 280 08 60
E: rok@stoja-trade.si



3 bedrooms



1 bathroom



2 parking spaces



EI: D

LJ - Moste

4-room | 158.00 m² | 4th floor | Built in 2010

We are selling a modern luxury apartment in a newer villa block in Moste. The apartment comprises a beautiful luxuriously furnished central room with a seating area, a spacious reading corner, a dining room for 8-10 people and a fully equipped kitchen with selected kitchen appliances. The apartment also has a large bedroom with a work area and a deck chair, and a children's room with two beds. The apartment also has a bathroom and toilet and utility. It also has a storage room and two parking spaces in the garage.

Code: **PS20853MJ**

495,000.00 €



3 bedrooms



2 bathrooms



2 parking spaces



No EI



Metka Junc

M: +386 30 324 343 | **P:** +386 1 280 08 60

E: metka@stoja-trade.si





LJ - City center

2-room | 71.40 m² | 1st floor | Built in 1999 | Renovated in 2015

For sale a beautiful and very bright 2-room apartment (66.2 m²) in the very center of Ljubljana, next to the Argentine Park in Pušnik's house. The apartment is located in an idyllic location near a park and in the city center. The apartment comprises: a hallway with built-in wardrobes, spacious living room with kitchen, dining room and office space, the main bedroom with a separate wardrobe area, utility / space for the washing machine and dryer, bathroom. There is an exit from the living room and bedroom to a spacious balcony overlooking a green park. The apartment has a parking bay in the garage below.

Code: **PS21317UT**

490,000.00 €



Urška Tomšič

M: +386 30 645 999 | **P:** +386 1 280 08 60
E: urska@stoja-trade.si



1 bedroom



1 bathroom



no parking space



EI: B2



**Business premises
for sale**



LJ - Center

retail | 619.00 m² | 763.00 m² | Built in 1960 | Renovated in 1992

The spacious house appropriate for medical activities with a use permit. It is located in an attractive location, about 1.5 km from the center and in the immediate vicinity of Tivoli Park. The property has 3 floors and has a very varied floor plan and parking space for 6 cars. Place is very spatial with several office rooms, an apartment on the top floor, exercise room, gym, indoor cafe and dining room, massage area with sauna. Suitable for various practices (gynecology, plastic surgery and other similar practices). All infrastructure is in the immediate vicinity.

Code: **PP22147ND**

1,990,000.00 €



multiple
doctor's
offices



kitchen



toilet



6 parking spaces



No EI



Nenad Dončić

M: +386 31 573 423 | **P:** +386 1 280 08 60
E: nenad@stoja-trade.si





LJ - Moste

offices | 248.94 m² | 3rd floor | Built in 2004

We are selling two commercial spaces, 125.24 m² and 123.7 m², located next to each other, so that they can be easily combined (only plaster walls separate them). Each of the premises has its own kitchenette, and the facility is organized so that each floor has a common sanitary facility. In the building are located self-serving restaurant, a reception desk, a freight elevator connected with the first cellar (access for higher vans), and there are 8 parking spaces in the garage, of which 2 are for vans. You are welcome to visit.

Code: **PP18190EC**

435,645.00 €



Esad Čeman

M: +386 41 699 372 | **P:** +386 1 280 08 60
E: esad@stoja-trade.si



2 offices



kitchenette



toilet



8 parking space



EI: 340
kWh/m²a

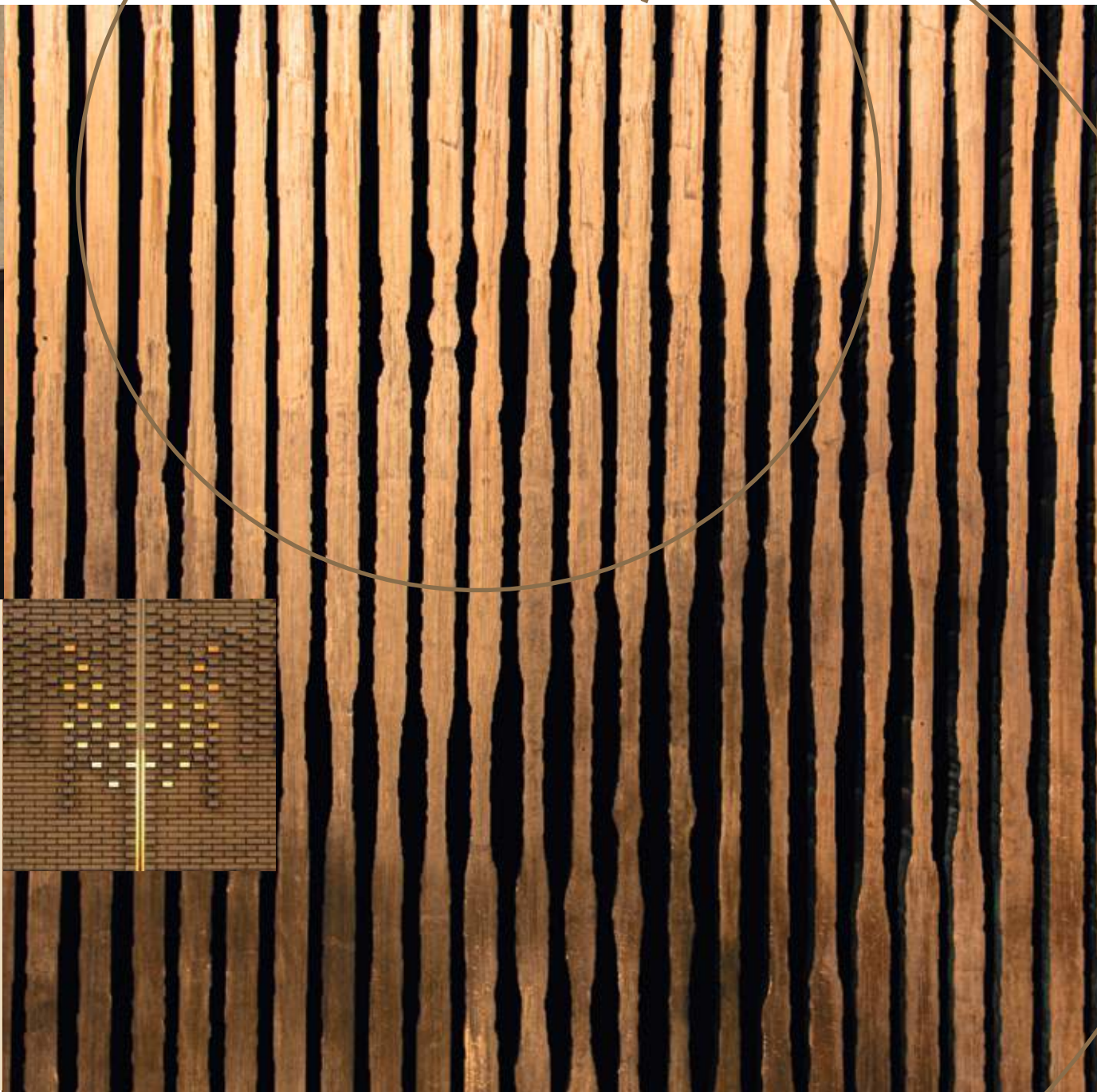
Trg Republike Edvard Ravnikar



Designed with the idea of a modern age agora in mind, the Trg republike square became the symbolic heart of Slovenia's statehood.

The two massive towers, rising from a vast open square, are recognised as the epitome of socialist modernist architecture. By altering the original design and positioning the two towers in a triangular shape, Ravnikar added a dramatic touch and a deeper meaning – building a symbolic door to the new era. In 1991, the square hosted the declaration of Slovenia's independence.

*Trg republike - Republic Square



Diplomatic corporate services



DIPLOMATIC CORPORATE SERVICES IN LJUBLJANA

Ever since the founding of Stoja Real Estate Agency, our motto has always been to put our clients first. We are happy to fulfil all their needs and wishes which is why we decided to upgrade our services. We are pleased to introduce the first diplomatic portal in Slovenia and in the world, Diplomatic Corporate Services (DCS).

Diplomatic Corporate Services (DCS) is a service provided by Stoja Real Estate Agency to members of the international diplomatic, political, business and foreign communities with the focus on Slovenia. The portal provides all the information you need gathered in one place and functions as our recommendation and a valuable guide through the service providers in Ljubljana and elsewhere in Slovenia.

When using the DCS portal (www.dcs.si) you are always just a few clicks away from all the services you might need during your stay in Slovenia, may it be doctor, florist or leisure services. At the same time the portal provides general information and interesting facts about Slovenia, as well as information on various religious and state institutions, etc.

We can assure you that with the help of our carefully selected providers you will be able to enjoy world-class products and services.

We invite you to join Diplomatic Corporate Services and feel the exclusivity.



Soon —
a renewed
web portal

www.dcs.si

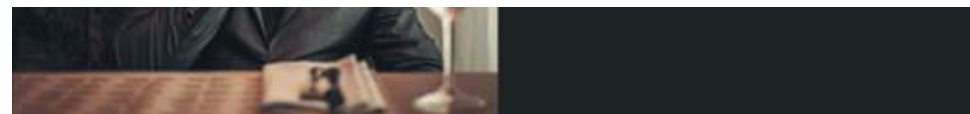
www.diplomatic-corporate-services.si





Coming soon...

New diplomatic and corporate Services web portal offering you more services, brand new products, all upcoming social and business events and the most exclusive shops in Slovenia.



If you are looking for ...

- the best flower shop in town,
- music, goldsmith's or antique shop,
- appropriate kindergarten, primary, secondary or even scuba diving schools,
- restaurants with traditional food,
- tickets for desired cultural events,
- designer household appliances,
- or just a bar with the best coffee in town ...

... Diplomatic Corporate Services is perfect for you.

Through various topics Diplomatic Corporate Services portal helps you find all kinds of services. We make sure you

get the best service possible through very careful selection of companies, brands, products and services. We offer an entire range of services for your pleasant living in Slovenia.

It is both a pleasure and a challenge to treat each and every client individually, as it is our goal to provide all the services needed for a quality living to our clients. Once again welcome to **www.dcs.si**. We hope you are able to find anything you need.

If you want to present your company on our portal you can contact us any time.

DCS portal is provided to you by ...

Stoja Real Estate Agency. The agency with a 25-year tradition of providing its clients with the best possible real estate solutions. Having been in this business for so long, the Stoja team knows how difficult it is for a foreigner to move to a

new country. To make your stay even more pleasant and to relieve you from having to search for different kind of services all over the internet, we prepared a selection of only the best service providers for every service you might think of. To make your search even more fun and interactive we are developing a new web portal, which is coming soon.

A new and even better web portal will offer:

- More interactive DCS portal
- Easier search throughout the portal
- New service providers
- All the latest news and happenings in Ljubljana and Slovenia
- Calendar of all top events in Ljubljana

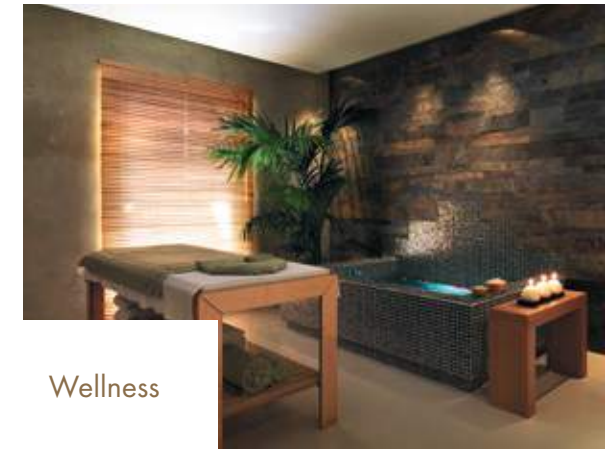
All this and a lot more coming this winter...



Fine dinning



Concierge

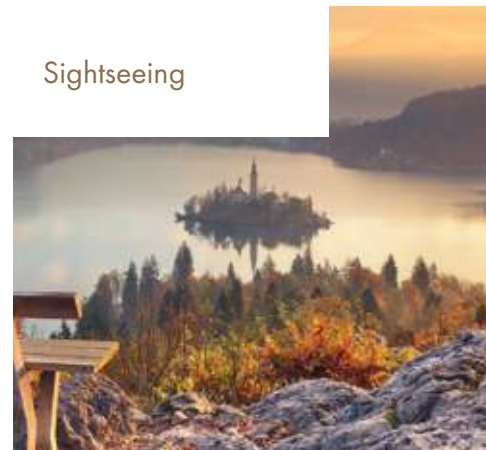


Wellness

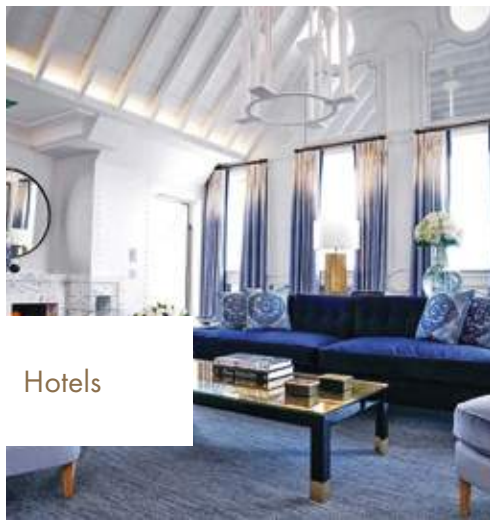
Diplomatic Corporate Services is a web portal that aims to make relocation to Slovenia a pleasant experience. It provides services for foreigners, diplomatic and business communities, and tips on living and travelling in Ljubljana & Slovenia with all the information needed - from hotels, restaurants to real estate, medical care, etc.

www.dcs.si

Sightseeing



Jewelry



Hotels



Prestige



Shopping

**We recommend our
Diplomatic Corporate
Partners**

KOLEKTOR

Civil works



Kolektor Koling d.o.o.
www.kolektorkoling.com

Kolektor CPG d.o.o.
www.kolektorcpg.com



bcr.si



bcr.si

BCR, urbanizem, arhitektura in oblikovanje, d.o.o.
Mestni trg 10, 1000 Ljubljana
Slovenija

+386 5 998 49 39
+386 41 664 213
info@bcr.si

The logo consists of the lowercase letters 'bcr' in a white, sans-serif font, centered within a solid black square.

bcr



Invest in success. Join our Airport City.



Fraport Slovenija is looking for business partners to join and develop Ljubljana Airport City.



Ljubljana Airport City consists of six areas:

- Area 1: LT1/14 approx. 2.2 ha
- Area 2: LT1/10 approx. 2.7 ha, LT1/11 approx. 2.3 ha, total size approx. 5 ha
- Area 3: LT1/21 approx. 2.6 ha, LT1/24 approx. 3.0 ha, total size approx. 5.6 ha
- Area 4: LT1/6 approx. 1.1 ha
- Area 5: LT1/2 approx. 0.5 ha
- Area 6: LT1/2 approx. 0.8 ha

Areas are available for joint or separate usage.

- Area 1 or 4 are ready to accommodate a HOTEL
- Area 2 and 3 are suited perfectly for LOGISTIC FACILITIES
- Area 5 and 6 are suited perfectly for HANGARS

Photos: Fraport Slovenija, Protim Ržišnik Perc



Consolidated and communally equipped land plots ready to be developed as green field sites.

Prime location airport office and business space available for rent.

Further information: realestate@fraport-slovenija.si



To ni
le nov
dom.

To je prostor
za ustvarjanje
spominov.



NLB Stanovanjski kredit

Ujemite **akcijske obrestne mere NLB Stanovanjskega kredita do 31. 8.** in si zagotovite še **do 330 EUR popusta ob sklenitvi NLB Osebnega kredita*** in **bančnega paketa Premium**.** Za najboljšo individualno ponudbo enostavno skenirajte QR kodo in izpolnite obrazec.

* Velja 12 mesecev od sklenitve NLB Stanovanjskega kredita.

** Velja za nove imetnike bančnega paketa Premium.

www.nlb.si/stanovanjski-kredit



 **NLB**
Za vse, kar sledi.



VZEMITE SI ČAS IN UŽIVAJTE V MALENKOSTIH

Villeroy & Boch blagovna znamka je zelo priljubljena po vsem svetu, razlog je njena 270-letna tradicija, mojstrska izdelava, združena z najboljšimi materiali in strastjo do oblikovanja.

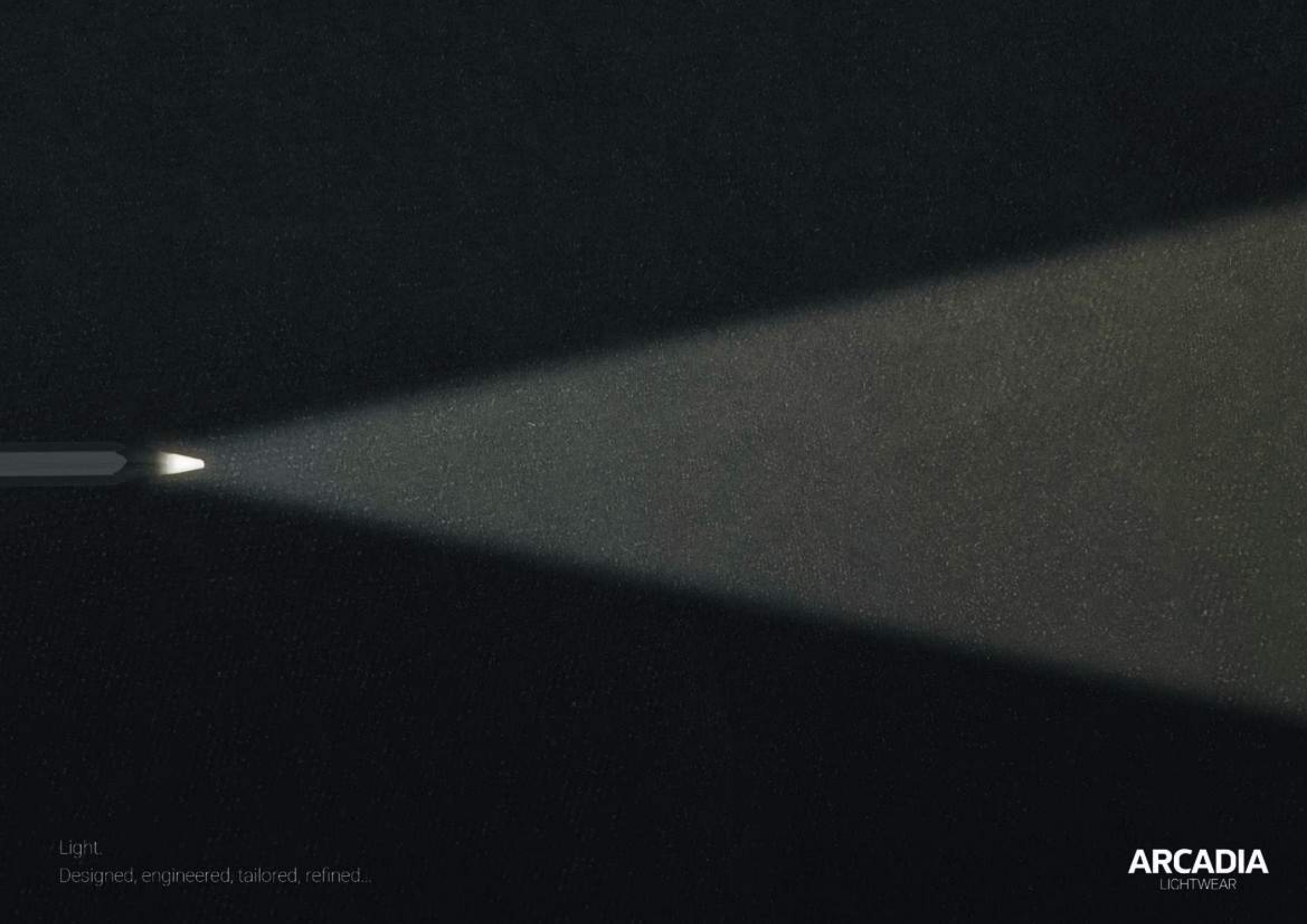
Villeroy & Boch premium brand with international standing, Company with stories.

Pri nakupu v trgovini ali spletu uporabite kodo **COINCASA10** in koristite **10% popust** pri nakupu **VSEH izdelkov** v Coincasa trgovini.

Use code **COINCASA10** for **10% discount** on complete purchase in Coincasa store.

coincasa
Italian Home Experience

Coincasa trgovina, blagovnica Nama, Ljubljana, 4. nadstropje
Tel: + 386 59 016 387 • info@coincasa.si • www.coincasa.si



Light.
Designed, engineered, tailored, refined...

ARCADIA
LIGHTWEAR

alufinal.si



Show your
best side
outside.

ALUFINAL Cesta Krških žrtev 135b info@alufinal.si
d.o.o. SI-8270 Krško 07 488 08 00

 **ALUFINAL.**
ALU-GLASS FACADES

Occhio

Phantom - nov material

Nov material Occhio svetil Phantom navduši s skrivnostno igro barv. Z leskom med temno rjavo in temno sivo je edinstven poudarek v vašem interieru, ščetkana površina pa ustvari občutek prefinjene elegancje. Material je zelo odporen na praske in obrabo, je enostaven za vzdrževanje in ne potemni ali oksidira.

Edinstven izgled, ki traja.

occhio.de

moderna.

MODERNA d.o.o.
Jarska cesta 10b
1000 Ljubljana
Tel 05 902 00 95
info@moderna.si
www.moderna.si
f moderna
@ moderna.showroom

blink
blink

Awning
Cassita II

weinor

Premium quality
made in Germany



SHOWROOM

Šmartinska cesta 53, office building Rezidenca
1000 Ljubljana, Slovenija

M 031 750 440 T 08 205 35 83 E info@blinkblink.si
www.blinkblink.si

A wide selection, professional installation and service of awnings, pergolas,
shade sails, sunshades, shutters, external screens of top manufacturers.

blink
blink

Awning
Semina Life

weinor

Premium quality
made in Germany



SHOWROOM

Šmartinska cesta 53, office building Režidenca
1000 Ljubljana, Slovenija

M 031 750 440 T 08 205 35 83 E info@blinkblink.si
www.blinkblink.si

A wide selection, professional installation and service of awnings, pergolas,
shade sails, sunshades, shutters, external screens of top manufacturers.

A person in a dark suit is shown from the chest up, pointing their right index finger towards a glowing blue line graph. The graph is set against a dark blue background with a faint grid. The line starts at the bottom left and curves upwards to the right, ending at the tip of the person's finger, which is illuminated with a bright blue light. The overall scene conveys a sense of business growth and technology.

INTEGRATED FACILITY SERVICES

Aktiva's integrated facility services include all service and support solutions for a business partner in a single service.

ADDING VALUE TO YOUR NEXT INVESTMENT



Find out why our **Integrated facility services**, carefully tailored to the customer requirements, are trusted by the most distinguished companies in Slovenia and Serbia | www.aktiva.si | info@aktiva.si | **safe, clean and tidy**

 **AKTIVA**
skupina



PROMO10
- 10% DISCOUNT

KOŽELJ
HOUSE OF GOOD WINE

Choose the best. When you are running out of your favorites wines, when you are looking for a gift or you need a bottle for a special occasion, or when you are choosing accessories and equipment for your home wine collection or wine cellar, visit our website. More than 150 brands are waiting for you at the best-stocked Slovenian online wine store.

WPOINT DVOR
Dvorni trg 2, Ljubljana
+386(0)1 251 36 44

WPOINT MOSTE
Moste 54, Komenda
+386(0)1 834 35 60

www.kozelj.si



**CU
BO**

RESTAVRACIJA

T: +386 1 521 15 15 / www.cubo-ljubljana.com



JB RESTAVRACIJA

Miklošičeva 17, Ljubljana

telefon: 01 430 70 70

e-mail: info@jb-slo.com

www.jb-slo.com





MAROF

Terroir

&

Tradition

MAROF WINERY & MANSION
WWW.MAROF.EU



Vending Pro

Get to know us
A team committed to quality





TOP SELECTION *of* PREMIUM BRANDS



AKASHI

Togouchi
Japanese Blended Whisky
ウキスキー

玉山 YUSHAN



PRESIDENTE



TROPEZ d.o.o., Ledarska ulica 5 B, 1000 Ljubljana, Slovenija



teja.kastelic-merhar@tropez.si, 031 336 724, www.tropez.si

Minister za zdravje opozarja: "Pretirano uživanje alkohola škoduje zdravju!"

In moj dom zaživiti

Največ pohištva
in opreme na
enem mestu

rutar.com

inspiracija.rutar.com

Premrlova ulica 14, 1000 Ljubljana
Tržaška cesta 67, 2000 Maribor

RUTAR. | 60 let

Hisense

Ustvarjamo popolnoma NOV svet.

Visoko-tehnološki Hisense Laser TV 100L5F z izjemno kakovostjo slike.

Laser TV 100L5F, diagonale 100" vas popelje v nov svet z brezhibno, barvno izpopolnjeno sliko in osupljivimi podrobnostmi. Izjemno izkušnjo gledanja vaših najljubših vsebin pa še dodatno nadgradi napredna zvočna tehnologija Dolby Atmos®.

Že na voljo pri specializiranih trgovcih.

si.hisense.com



LASER TV^{4K}

WWW.EKOSTAR.si

KLIMA BREZ ZUNANJE ENOTE



LOKALNO
PREZRAČEVANJE



10% DODATEN POPUST na vse storitve in izdelke



KLIMAELEKTRO

BREZPLAČNA ŠTEVILKA



SRCE ŽELI GRADITI DOM
RAZUM ŽELI DIZAJN
KJER STA RAZUM IN SRCE USKLAJENA

90
LET



www.internorm.si

Koseška cesta 8, SI-1000 Ljubljana

T: +386 1 581 92 55, internorm.okna@siol.net

Internorm[®]

Okna – Vrata

MARJAN SIMČIČ®

DOMAINE




EST.

1860

Ceglo
BRIDA



Use a promotional code *STOJA* to get
10 % off on your online purchase.

Follow us on  

www.simcic.si · info@simcic.si





Gostilna AS

RESTAURANT



APERITIVO



THE RESTAURANT THAT
CHANGES THE GASTRONOMY
IN LJUBLJANA.

GOSTILNA AS RESTAURANT, Knaflijev prehod, Ljubljana
every day 10:00 - 01:00
T 00386 | 425 88 22, F 00386 | 252 72 38
E gostilna.as@siol.net, www.gostilnaas.si

**DISCOVER,
WHY WE SPEAK
10 DIFFERENT
FOREIGN LANGUAGES**

**MORE THAN
8500 PATIENTS
TRUST US**



Top quality dental clinic that takes care of your teeth, well-being and your health.

www.ustna-medicina.com

**We take care of people,
not just teeth.**

CONTACT US

Ustna Medicina d.o.o.
Slovenska 54
SI-1000 Ljubljana

01 23 23 235
info@ustna-medicina.com



NEW



AFRODITA
PROFESSIONAL

1970
SINCE



An exclusive novelty to mark the
50th anniversary of Afrodita Cosmetics:

Ekskluzivna novost ob 50. obletnici
Kozmetike Afrodita:

**PURE
GOLD**
24 Ka *Divine*

- **LUXURIOUS LIFTING SERUM**
with more than 50 carefully chosen ingredients
- **LUXURIOUS BEAUTY OIL**
with particles of pure gold
- **RAZKOŠNI LIFTING SERUM**
z več kot 50 skrbno izbranimi sestavinami in
- **RAZKOŠNO LEPTNO OLJE**
z drobcji čistega zlata.

Founder's
No1 Choice



Danica Zorin Mijošek
founder of Afrodita Cosmetics
ustanoviteljica Kozmetike Afrodita

- Izdelki so na voljo v prodajalnah Kozmetika Afrodita v | Products are available
in our Afrodita Beauty Shops in | Ljubljana | Rogaska Slatina;
- v partnerskih kozmetičnih salonih | in partner beauty salons;
- v naši spletni prodajalni | in our online shop | webshop.afroditacosmetics.com.
Za dodatne informacije in naročila kontaktirajte prodajni oddelček Afrodita Professional |
For additional information and orders please contact Afrodita Professional Sales
Department: t 03 812 11 96 | e professional@kozmetika-afrodita.si
www.kozmetika-afrodita.com



POTREBUJETE ZA SVOJO DEJAVNOST ALI KOT FINANČNO NALOŽBO POSLOVNI PROSTOR ALI CELOTNI OBJEKT, MORDA ZEMLJIŠČE?

Mercator, d.d. vam ponuja v nakup širok nabor nepremičnin, ki jih ne potrebujete za svojo dejavnost. Seznam več kot 100 nepremičnin z njihovim opisom in pogoje prodaje najdete na: <https://www.mercatorgroup.si/sl/o-skupini/nepremicnine/prodaja-nepremicnin/>



Produkcija: PS Mercator d.d., Dunajska cesta 107, Ljubljana.



Razvijajte svoje brbončice
z mojstroviniami chefa Petra Kovača
in njegove ekipe v eni najelitnejših
slovenskih restavracij.

MAXIM
RESTAVRACIJA

Za rezervacijo pokličite na tel. št. 00 386 51 285 335
Trg republike 1, Ljubljana, e-pošta: maxim@mercator.si

**inyour
pocket**

ESSENTIAL
CITY GUIDES

MOBILE | ONLINE | PRINT

25
years

In Your Pocket – the best way to reach foreign visitors since 1992



Europe's biggest publisher of locally produced city guides

inyourpocket.com

slovenia.inyourpocket.com



**STE NAŠLI POPOLN
KOTIČEK ZA VAŠO
NAJLJUBŠO KNJIGO?**

V Intesi Sanpaolo Bank smo pripravljene, da vas z najugodnejšim stanovanjskim kreditom pri nas*, pospremimo do izbranega bivanjskega okolja. Tu smo za vse, kar potrebujete.

 **INTESA SANPAOLO BANK**

Več na www.intesasanpaolobank.si

*Po primerjalniku ZPS z dne 9. 3. 2021 za stanovanjske kredite z variabilno obrestno mero za znesek kredita 80.000 EUR in obdobje dobo 20 let. V najbližji poslovalnici preverite možnost pridobitve ugodnejšega kredita.

Izjemne nepremičnine si zaslužijo individualen pristop.

Kaj pa vaše naložbe?



Zagotovite jim posebno pozornost z Individualnim upravljanjem premoženja.

Ne le izjemne nepremičnine, posebno pozornost potrebujejo vsa večja finančna sredstva, ki jih želite oplemenititi. Triglav Skladi vam nudimo **ekskluzivno storitev individualnega upravljanja premoženja** v različnih naložbenih strategijah. S storitvijo individualnega upravljanja vam omogočamo **ustvarjanje optimalnih**

donosov in obvladovanje tveganj, ki jih dosegamo z aktivnim pristopom **visoko usposobljene ekipe finančnih upravljalcev in analitikov**. Svojo pozornost delite z najbližjimi, skrb za naložbe pa zaupajte Triglav Skladom. **Naročite individualni sestanek na 080 10 19.**



Zaslužite si več.

080 10 19

triglavskladi.si

DB SCHENKERmove

A solution at hand when you need a reliable partner for your move.

Whether you are relocating your company or moving your family home, DB SCHENKERmove guarantees everything will go smoothly.

- Reliable relocation service within Slovenia, Europe and worldwide.
- Professional advice and focus on your needs.
- Individual and comprehensive approach.
- Pet relocation, valuable goods, antiques and works of art.
- Professional packaging and storage in a security area.
- Insurance of goods and regulation of customs procedures.
- Proven quality, vast knowledge and rich experience.



Contact us: Milan Žabjek | milan.zabjek@dbschenker.com | phone: +386 1 5885 713
Schenker d.d. | Brnčičeva 51, 1231 Ljubljana – Črnuče | www.dbschenker.com/si-en

Universum
ABOVE TRAVEL



www.universum.si

#bornelectric



A NEW BEGINNING.

THE ALL-NEW BMW iX.

Find out more at: **BMW Avto Aktiv**

Book a test drive.



Scan the QR code.

Električni doseg iz prakse je odvisen od različnih dejavnikov, zlasti osebnega sloga vožnje, stanja cest, zunanje temperature, ogrevanja/klimatizacije in pred-temperiranja. Doseg izmerjen na BMW testiranih dosega v vsakdanjih razmerah, v mestnem okolju, 20°C, uporaba gretega/klimatske naprave, COMFORT način vožnje. Ogljikov dioksid (CO₂) je najpomembnejši toplogredni plin, ki povzroča globalno segrevanje. Emisije onesnaževal zunanjega zraka iz prometa pomembno prispevajo k poslabšanju kakovosti zunanjega zraka. Prispevajo zlasti k čezmerno povišanim koncentracijam prizemnega ozona, delcev PM₁₀ in PM_{2,5} ter dušikovih oksidov.

FOR COMFORTABLE, RELAXED AND SMOOTH RIDE, WITH LUXURY VEHICLES

VIP Prevozi are a company with vision, tradition and a wealth of experience in the field of passenger transport. A courteous approach to our clients, reliability, and quality of our services are principles, which we build our reputation on and acquire satisfied customers with. We ensure carefree transport of persons with comfortable vehicles on relations across Slovenia and Europe.

With vehicles of the higher class we can fully meet your requirements and wishes. We take you to your destination safely!

OUR FLEET

MERCEDES BENZ V CLASS EXTRA LONG



MERCEDES BENZ E CLASS



MERCEDES BENZ S CLASS LONG



MERCEDES BENZ SPRINTER LUXURY



BUSINESS
CLASS



BUSINESS
CLASS



LUXURY
CLASS



LUXURY
CLASS

CONTACT

Castrum d.o.o.
Stara Vrhnika 2
1360 Vrhnika
Slovenia, EU

M: + 386 41 66 19 18
E: info@vip-prevozi.si
W: www.vip-prevozi.si/en
F: VipPrevozi

V O L V O

Hibridni Volvo terenci Recharge v izjemni ponudbi

Leto 2021 pri Volvu prinaša vrhunsko ponudbo vozil po še dostopnejših cenah zaradi nižjega davka. Z najugodnejšim financiranjem tako lahko po najboljših pogojih doslej odpeljete katerikoli Volvo SUV: trendovski XC40, poln inovacij in stila, XC60, ki je še vedno najvarnejši avto sveta, ali pa aristokratski in navdušujoče enostavni XC90. Okolju prijazne hibride različice Recharge so vam na voljo že od 39.990 EUR.

PREVERITE OMEJENO PONUDBO IN REZERVIRAJTE
PREIZKUSNO VOŽNJO NA **VOLVOCARS.SI**

Povprečna poraba goriva: 4,9–7,8 l/100km. Emisije CO₂: 129–178 g/km. Emisijska stopnja: EURO 6d-ISC-FCM. Emisije NO_x: 0,016 - 0,0648 g/km. Vrednost specifične emisije trdnih delcev pri dizelskih motorjih: 0,00009 - 0,00076 g/km, število delcev: 0,12E+11 - 2,79E+11. HIBRID: Povprečna poraba goriva: 1,8–2,3 l/100km. Emisije CO₂: 41–52 g/km. Emisijska stopnja: EURO 6d-ISC-FCM. Emisije NO_x: 0,0058 - 0,0100 g/km. Vrednosti meritev porabe in emisij ustrezajo novemu standardu meritev WLTP. Ogjikov dioksid (CO₂) je najpomembnejši toplogredni plin, ki povzroča globalno segrevanje. Emisije onesnaževal zunanjskega zraka iz prometa pomembno prispevajo k poslabšanju kakovosti zunanjega zraka. Prispevajo zlasti k čezmerno povišanim koncentracijam prizemnega ozona, delcev PM₁₀ in PM_{2,5} ter dušikovih oksidov. Priporočene maloprodajne cene so v EUR in vsebujejo DMV, 22% DDV in ekološko takso. Cene veljajo za vozila s serijsko opremo. Cene ne vsebujejo stroškov kovinske barve in priprave vozila. Modelno leto 2021. Za tipkarske napake ne odgovarjamo. Slike so simbolične. Več informacij o ponudbi in pogojih Volvo Car Financiranja na volvocars.si ali pri pooblaščenem Volvo prodajnem zastopniku, VCAG d.o.o., Leskoškova 2, 1000 Ljubljana.

Volvo Car center Ljubljana, Leskoškova 2 (BTC), 01/58 43 205, ljubljana.volvocars.si | Volvo Car center Maribor, Zagrebška 38, 02/292 78 50, maribor.volvocars.si

V O L V O

Privileged to serve you

Volvo Cars Diplomatic Sales



SPECIAL DIPLOMATIC CONDITIONS

At Volvo, we offer one of the most comprehensive diplomat sales programs on the market. As a Volvo Diplomat customer, you'll be able to order your new Volvo, tailored to your unique requirements, at a discounted price and with a premium level of service and exclusivity guaranteed. To make the buying of a Volvo as easy as possible, we offer you a wide selection of cars and various options of choice: you can take advantage of our special offer, design your car in our configurator or use our consultants to help you make the right decision.

OUR EXCLUSIVE OFFER FOR DIPLOMATS

Savings up to **-52%***

*The savings refer to the full price of the vehicle according to the regular price list including motor vehicles tax (DMV) and VAT.

REQUEST A QUOTE FROM **VOLVOCARS.SI**





GINGER
UP+
IMMUNE BOOSTER SHOT
COLD-PRESSED RAW
GINGER & LEMON JUICE
WITH FLOWER HONEY
50 ml

GINGER
UP+
IMMUNE BOOSTER SHOT
COLD-PRESSED RAW
GINGER & LEMON JUICE
WITH FLOWER HONEY
50 ml

GINGER
UP+
IMMUNE BOOSTER SHOT
COLD-PRESSED RAW
GINGER & LEMON JUICE
WITH FLOWER HONEY
50 ml

GINGER
UP+
IMMUNE BOOSTER SHOT
COLD-PRESSED RAW
GINGER & LEMON JUICE
WITH FLOWER HONEY
50 ml

gingerupplus.com

ZAVAROVANEC

ASISTENČNA SKRBNICA

ELEKTRIČAR

PLESKAR

VODOVODAR

DOBRA ASISTENCA PRIDE Z DOBRO EKIPO. DOBRO PREMOŽENJSKO ZAVAROVANJE TUDI.

DO REŠITVE ŠKODNEGA PRIMERA Z ENIM
SAMIM KLICEM.

KO POTREBUJETE POMOČ, JE DOBRO POZNATI
ZAUPANJA VREDNE LJUDI. NAŠE PRENOVLJENO
PREMOŽENJSKO ZAVAROVANJE VAM V
PRIMERU ŠKODNEGA DOGODKA ZAGOTAVLJA
ASISTENČNO STORITEV ASISTIM, KI NAMESTO
VAS POSKRBI ZA UREJANJE CELOTNE
DOKUMENTACIJE IN POPRAVILO ŠKODE.
OB SKLENITVI PA LAHKO SAMI IZBERETE TISTA
KRITJA, KI JIH POTREBUJETE.
TUDI NAJSODOBNEJŠA.

STORITEV
ASISTIM

IZBIRA
KRITIJ
PO MERI

SODOBNA
KRITJA

ASISTIM
08019 20

ZAV-SAVA.SI

SVET.
zavarovanje
zavarovalno zastopanje, d.o.o.
info@svetzavarovanje.si

SAVA
ZAVAROVALNICA



TISKARNA OMAN

www.omantisk.si

ko list papirja zaživi ...

Pamet v posel

Kakovost je temelj zaupanja.

- Ponudba prilagojena **vašim željam**,
- osebno **skrbništvo**,
- **ločen klicni center** za poslovne uporabnike, **na voljo 24/7**,
- **prednostna obravnava** v primeru prijave napak,
- **varna hramba vaših podatkov** v T-2 podatkovnem centru,
- zaupa nam **že več kot 22.000** poslovnih uporabnikov.

Pišite nam na
info.poslovni@t-2.com



Gallery —

Birthday of Her Majesty Queen Elisabeth II in the presence of His Royal Highness Prince Edward, Earl of Wessex

Stoja was honored to accept an invitation to the reception on the occasion of Birthday of Her Majesty Queen Elisabeth II.

The Birthday Party of Her Majesty Queen Elisabeth II really was something special with His Royal Highness Prince Edward The Earl of Wessex as a guest of honor and British Ambassador Ms Sophie Honey - together with more than 500 friends from all over Slovenia.

This year it was all about #Friendship - discovering common past, exploring future partnerships and, above all, celebrating existing ties!



Teambuilding in Rovinj

Stoja had a sunny and productive teambuilding weekend in Rovinj.

Teambuilding weekend started off with a meeting on the coast in a beautiful and sunny Rovinj. On Saturday, we began the day with a meeting, to discuss where we as a team can get better and provide even better service for all our clients. After lunch we went for a jog by the coast of Rovinj, taking in natural beauties and surroundings.

On Sunday, we had a quick meeting to write down all suggestions and improvements and after breakfast we returned to Ljubljana full of newfound motivation and drive.



Brazilian National Day

Stoja was invited to attend the reception on the occasion of Brazilian National Day.

The reception took place at the Embassy of Brazil in the center of Ljubljana.

Stoja was glad to accept the invitation in honor of many years of successful collaboration between Stoja Real Estate Agency and the Embassy of Brazil.



Stoja New Years Gala Dinner & Party Time

Stoja met for the last dinner together to bid the farewell to a successful year.

We met at AS in the city center for a gala dinner. Enjoying great wine and the most delicious food, we discussed peaks and lows of our business year and made a plan for the new year and the future.

After our dinner, we went to a newly open Square bar on Congress square where we danced into the night.

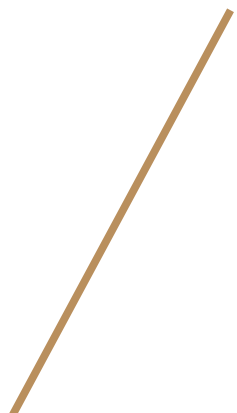


Stoja Photoshooting, behind the scenes

We had a professional photo shooting for our new Stoja DCS catalogue, as well as for our new webpage profile photos.

In the professional hands of our photographer Marko Oceppek and make-up artist Empera Atrizz we were able to make a set of professional photos.

Take a look at the process behind the scenes.



Impressions —

DCS
DIPLOMATIC
CORPORATE
SERVICES



France

Embassy of France

Capucine & Vincent Gremeret

"We heard of Stoja through our colleagues at the embassy and we contacted them before our arrival to Ljubljana. They answered right away and started to send us some offers that could match our pre-defined criteria. Once in Ljubljana, we visited 6 apartments in one morning and found the perfect apartment, so we decided to cancel the rest of the visits in order to sign all the papers. We have been in contact with different members of the team, and all of them were very reactive and pleasant. We had our baby with us during the visits, and it has never been an issue for the logistics. We were very happy and satisfied with the service provided."



Switzerland

Roche Pharma

Nicole Arming, General Manager at Roche

*"Dear Stoja-Team,
I want to sincerely thank you for helping me and my family to find our new home in Ljubljana. The support you provided was highly professional and the process efficient. I very much appreciated the dedication of the entire team - great service with a personal touch."*



Sweden

IKEA

Cas Lachaert, Market leader for Slovenia, IKEA

"Home is the most important place in the world. And even more so when relocating often to new countries.

Home is the place where the family comes together and shares all the latest adventures.

Stoja understands this very well. Next to offering premium service and real estate they do their utmost to understand you and your family's needs and dreams.

I would recommend Stoja to anyone who moves to Slovenia. Hassle free, professional from A to Z and an incredible portfolio."

INVESTORS & OWNERS

Open one of the key pathways to new home buyers. Let us make your investment one of the most sought after and desired real estate of the future.

Your project,
our challenge.

Excellent knowledge of the real estate market and many years of experience build Stoja's reputation. Furthermore, it puts us at the very top when it comes to choosing which agency will sell new construction projects.

We already cooperate with investors in the **planning and implementation phase** of the project, and of course mediate the sale in accordance with the set plan. **The expertise** we bring to the project will help you achieve **higher standard** and consequently faster real estate sales.

 **STOJA**
REAL ESTATE AGENCY

SUCCESSFULLY COMPLETED PROJECTS:



ALL 93 APARTMENTS SOLD
+ 2 BUSINESS PREMISES

78/83 APARTMENTS SOLD
+ ALL 3 BUSINESS PREMISES

ALL 47 APARTMENTS SOLD



4/5 APARTMENTS SOLD

14/14 APARTMENTS SOLD

ALL 30 APARTMENTS SOLD



72/73 APARTMENTS SOLD

60/68 APARTMENTS SOLD

+ MANY MORE!

Belle vie Tivoli (195 apt. sold),
Celovski dvori (approx. 225 apt. sold)
Rezidenca Rezidenca,
Vila Prule,
Vila Jamova,
Marina Rezidenca

WELCOME TO

STOJA ART & REAL ESTATE



Opening a new branch office in the city center - in a passage of Hotel Union on Dalmatinova 4A. New branch office will have a sales office and a gallery, where we will combine art and real estate.



VISIT US!

 +386 41 652 141

 Dalmatinova 4A, Ljubljana

HOW CAN WE HELP YOU?

Market Analysis

Consulting and Support

Knowing the Buyers

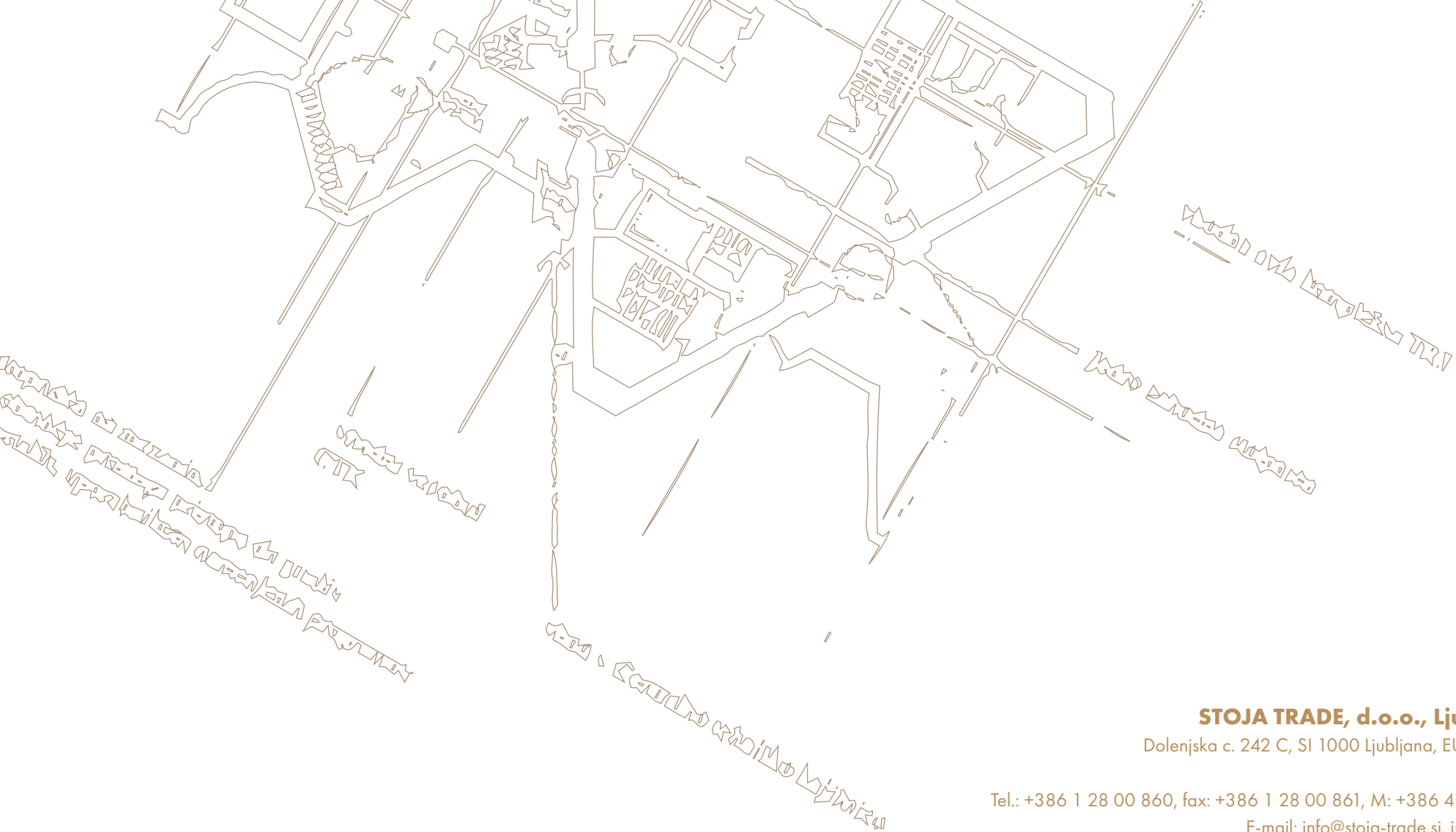
Quick Sale

Added Value

Arranging Documentation

We offer advice with furnishing

Stoja Quality Mark



STOJA TRADE, d.o.o., Ljubljana

Dolenjska c. 242 C, SI 1000 Ljubljana, EU Slovenia

Tel.: +386 1 28 00 860, fax: +386 1 28 00 861, M: +386 41 652 141

E-mail: info@stoja-trade.si, info@dcs.si

www.rent-a-realestate.com, www.stoja-trade.si

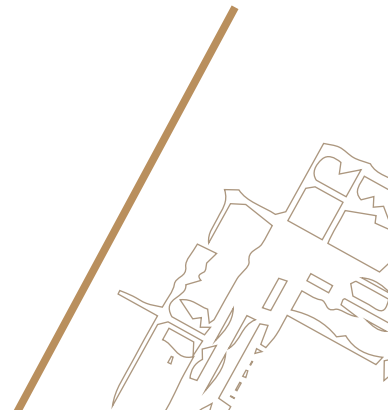
www.dcs.si, www.diplomatic-realestate-slovenia.com

Photography: STOJA Trade archive / Depositphotos / Shutterstock

Design by: AV Studio

Printed by: Tiskarna Oman

Edition: 4000 / Jubileum edition



The Stoja Trade Catalogue and its entire content are copyrighted.
Duplication and syndication of any content is prohibited and subject to the publisher's consent.

Ta katalog je zaradi ohranitve neposrednosti in avtentičnosti besedila in ker je besedilo namenjeno zlasti tujim bralcem, natisnjen v tujem jeziku.

V.I.P. copy

DCS
DIPLOMATIC
CORPORATE
SERVICES

 **STOJA**
REAL ESTATE AGENCY