

OLD TOWN LOFTS

LUXURY APARTMENTS

PALACE AT MESTNI TRG 10

The apartments are located in the attic of the building at Mestni trg 10 in Ljubljana old town, also called the Skaberne house. The house is an early Baroque bourgeois palace, one of the most important architectural monuments of local importance in the old town of Ljubljana. The building was originally built in the 16th century, and it survived the greatest Ljubljana earthquake in 1895. The house was proclaimed a cultural monument already back in 1986, and the bourgeois palace in its nearly 500-year-old history was rebuilt several times. Nevertheless, most of the architectural characteristic elements have been preserved to this day (partly even under wall plasters).

The palace consists of four buildings and two courtyards. The courtyards are one floor below the building towards the city square and have mostly already used attics from the 19th as well as the mid-20th century. **The main bourgeois palace, between the city square and the first courtyard, has a utilized attic, where five luxury residential units were built in three storeys.** The palace has a Baroque staircase and a Rococo façade, as well as a new elevator.

In the last three years, the house has been completely renovated and was completed in September 2018. A complete skeleton of the building with all installations was renovated, all interior and exterior facades were rebuilt, renovated original wooden staircase, and all roofs were restored and replaced. A large internal atrium with the remains of a Roman well was also restored.

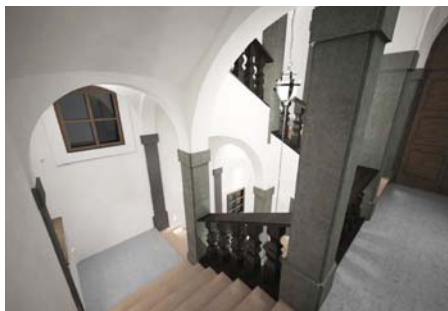
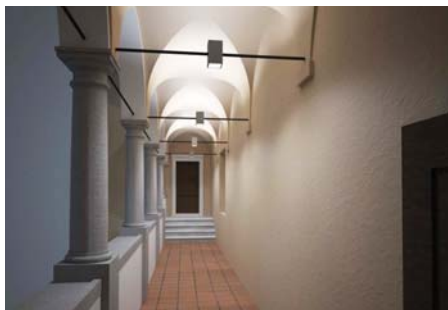
PALAČA NA MESTNEM TRGU 10

Stanovanja se nahajajo na podstrehi hiše na Mestnem trgu 10 v stari Ljubljani, imenovane tudi Skabernetova hiša. Hiša je zgodnjebaročna meščanska palača, ki sodi med najpomembnejše arhitekturne spomenike lokalnega pomena v staremu delu Ljubljane. Hiša je bila prvotno zgrajena v 16. stoletju, brez poškodb je preživela tudi največji ljubljanski potres leta 1895. Hiša je bila razglašena za kulturni spomenik že davnega leta 1986, meščansko palačo v njeni skoraj 500-letni zgodovini pa so večkrat prezidavali. Kljub temu pa se je do danes (delno tudi pod ometi) ohranila večina najznačilnejših arhitekturnih elementov.

*Palača je sestavljena iz štirih objektov in dveh dvorišč. Dvoriščni objekti so etažo nižji od objekta proti Mestnemu trgu in imajo večinoma že izkoriščena podstrešja tako iz 19. kot tudi sredine 20. stoletja. **Glavna meščanska palača, med Mestnim trgom in prvim atrijem ima izkoriščeno podstrešje, kjer je zgrajenih pet nadstandardnih stanovanjskih enot v treh etažah.** Palača ima baročno stopnišče in rokokojsko pročelje ter po novem tudi dvigalo.*

Hiša je bila v zadnjih treh letih deležna kompletne prenove, ki je bila končana septembra 2018. V celoti je bil prenovljen nosilni skelet objekta z vsemi inštalacijami, obnovljene vse notranje in zunanje fasade s stopnišči ter obnovljena in zamenjana vsa ostrešja. Obnovljen je tudi velik notranji atrij z ostankom rimskega vodnjaka.





VIEW FROM THE APARTMENT
RAZGLED IZ STANOVANJA



SW view / jugozahod



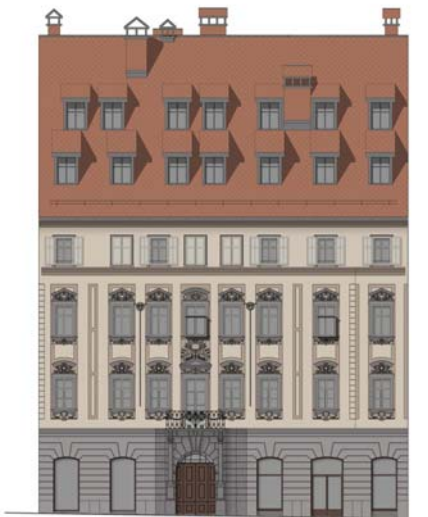
W view / zahod



NW view / severozahod



E view / vzhod



palace facade / fasada palače

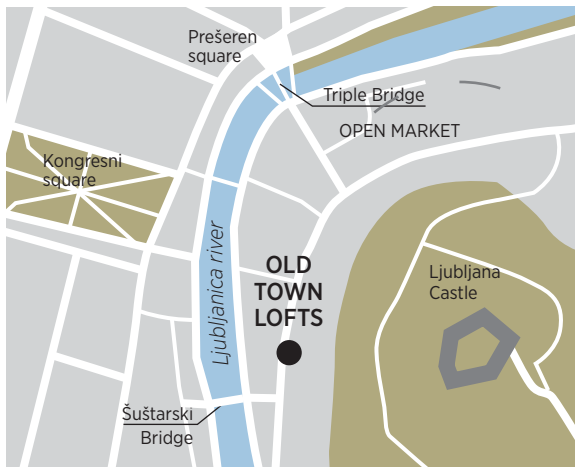
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LOCATION

The house is located in a pedestrian zone with no possibilities for parking. **Parking spaces** are arranged for the owners of apartments in certain places in the center of the city and are accessible with a permit and remote control. The underground garage Kongresni trg is also nearby. Access to the house is possible with the vehicle, every day between 7 am and 10 am, when the city center is opened for residents and other business. Once the city center is closed for traffic, residents and visitors can use free transport through electric vehicles called Kavalir. It is also possible to book Kavalir at any time to be transferred to a desired location within the closed zone.

The unique location offers proximity to practically all important points in Ljubljana, as well as the proximity of nature. **Tivoli Park** is only two kilometers away, **Ljubljana castle** ten minutes on foot.

In recent years, the old town has undergone a comprehensive renovation of all the streets and most of the buildings, countless new cafes, restaurants and shops were open, so that the city core really lives throughout the whole year. Tourism grows every year from visitors from around the world. Apartments however, offer peace and tranquility at night due to the absence of vehicles and the location in the attic.



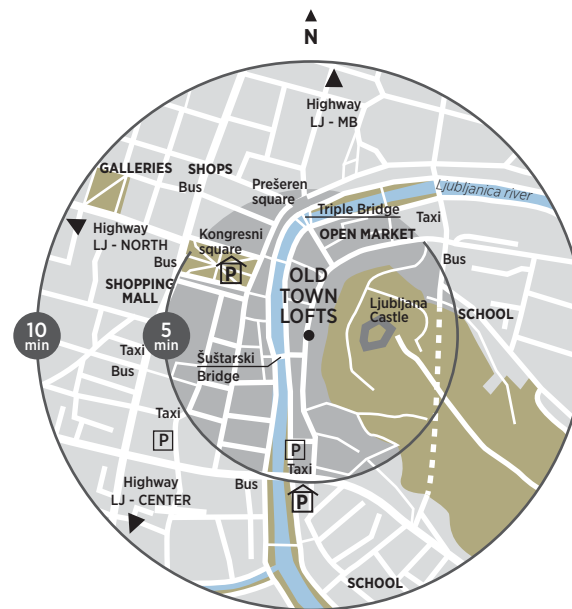
Quick access to all key locations without means of transportation within ten minutes of walking (primary schools, secondary schools, universities, open food market, shops, restaurants).

Hiter dostop do vseh ključnih lokacij brez prevoznega sredstva znotraj desetih minut hoje (osnovne šole, srednje šole, univerze, tržnica, trgovine, restavracije, lokali).

LOKACIJA

*Hiša se nahaja v coni za pešce, kjer ni mogoče parkirati. **Parkirna mesta** so za lastnike stanovanj urejena na določenih mestih v centru mesta in dostopna z dovolilnico. V bližini je tudi podzemna garaža Kongresni trg. Dostop do hiše je možen tudi z vozilom in sicer vsak dan med 7. in 10. uro dopoldan, ko je mestno jedro odprto predvsem zaradi oskrbe gostinskih in drugih poslovnih lokalov. Ko je mestno jedro zaprto za promet, lahko stanovalci in obiskovalci uporabljajo brezplačni prevoz z električnimi vozili Kavalir. Možno je tudi naročilo prevoza na točno določeno lokacijo znotraj zaprte cone.*

*Unikatna lokacija nudi bližino praktično vseh pomembnejših točk v Ljubljani, kakor tudi bližino narave. Do **parka Tivoli** je le dva kilometra hoje, do **Ljubljanskega gradu** pa dobrih deset minut. Stara Ljubljana je v zadnjih letih doživela celovito prenovo vseh ulic in večino stavb, odprlo se je nešteto novih kavarn, restavracij in trgovin, tako da mestno jedro res živi skozi vse leto. Vsako leto se beleži rast turizma iz celega sveta. Nepremičnina pa vseeno zaradi odsotnosti vozil in lege na mansardi, ponoči nudi mir in tišino.*



APARTMENTS

The apartments were designed according to state of the art living standards with high ceilings and large window surfaces. The four units are duplex units, which additionally opens up the living space. All units have a terrace and four units have a view onto the Ljubljana castle. In addition to the bedrooms, each has its own bathroom, the larger units have also additional separated toilet. All interior doors have hidden frames and are of above standard height. All entrance doors are fire-resistant and burglar-proof.

The apartments are equipped with automatic ventilation (recuperation), heat pump, floor and wall heating and cooling system. Large windows are equipped with a glazing system with the highest possible insulation coefficient. In addition, all window surfaces have external shading with lamellas. Windows and blinds are operated electronically. The design of the window surfaces on the attic (dimension and technical implementation) will be unique and for the very first time used in the old city center of Ljubljana with the consent of the Cultural Heritage Institute, thus offering a completely new dimension of living. All apartments are equipped with smart electrical installations with remote control handling. All materials used in construction are of high quality and price range. Each customer will have the possibility of customizing materials according to their own desires.

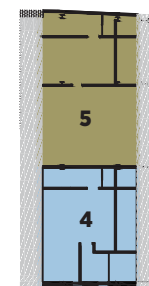
Access to the apartments is from the street through the beautifully illuminated lobby, which ends before the atrium with the Baroque staircase, and through the atrium you can access the elevator.

STANOVANJA

Stanovanja so bila zasnovana po najsodobnejših bivalnih standardih z visokimi stropi in velikimi okenskimi površinami. Štiri enote so galerijske, kar dodatno odpira bivanjski prostor. Vse enote imajo lože, štiri enote pa imajo pogled na Ljubljanski grad. Vse spalnice imajo tudi svojo kopalnico, večji enoti še dodaten, ločen WC. Vsa notranja vrata imajo skrite podboje in so nadstandardne višine. Vsa vhodna vrata so proti požarno in vlomno varna.

Stanovanja so opremljena z avtomatskim prezračevanjem (rekuperacija), toplotno črpalko, talnim in stropnim ogrevanjem in hlajenjem. Velike okenske površine so opremljene s sistemom zasteklitve z največjim možnim koeficientom izolacije. Dodatno imajo vse okenske površine zunanje senčenje z lamelami. Okna in senčila se upravljajo elektronsko. Način izvedbe okenskih površin na podstrehi (velikost in tehnična izvedba) bo unikaten in prvič uporabljen v starem mestnem jedru Ljubljane z soglasjem Zavoda za kulturno dediščino, in bo s tem ponujal popolnoma novo dimenzijo bivanja. Vsa stanovanja so izvedena s pametnimi elektro inštalacijami z možnostjo upravljanja na daljavo. Vsi materiali uporabljeni pri gradnji so visokega kakovostnega in cenovnega razreda. Vsak kupec pa bo imel možnost lastne prilagoditve materialov po lastnih željah.

Dostop do stanovanj je iz ulice preko lepo osvetljenega preddverja, ki se pred atrijem konča z baročnim stopniščem, preko atrija pa se dostopa do dvigala.



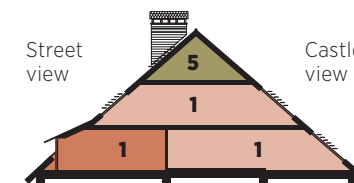
Floor 3



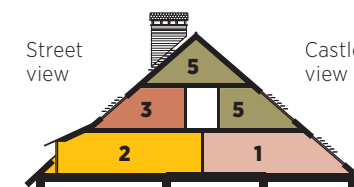
Floor 2



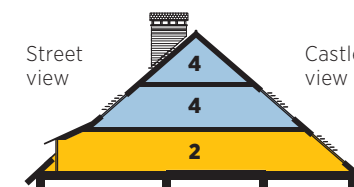
Floor 1



Cross section A



Cross section B

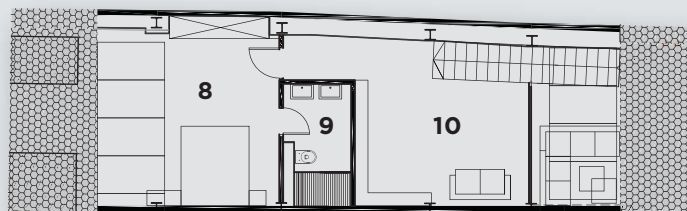


Cross section C

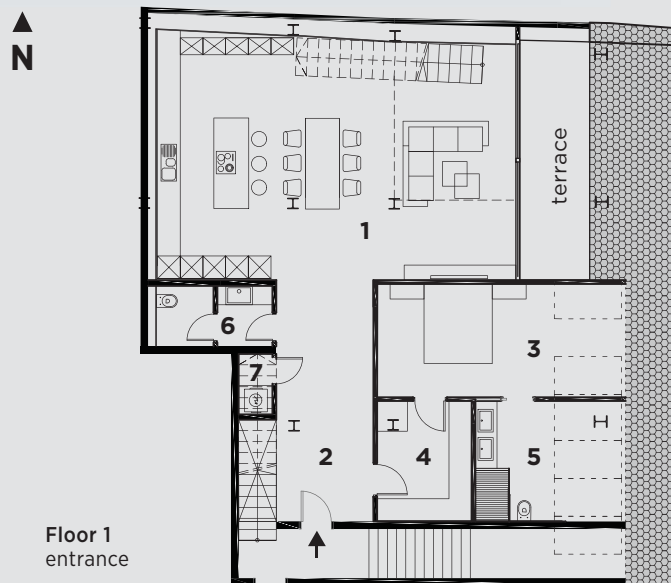
Unit	m2	bedrooms
Loft 1	187,75	2
Loft 2	133,17	3
Loft 3	100,75	2
Loft 4	115,03	1
Loft 5	98,77	1

CASTLE VIEW LOFT

Floor 1	131,56 m ²	Floor 2	56,19 m ²
1 living area / bivalni del	60,81	8 bedroom / spalnica	16,33
2 entrance / predprostor	16,40	9 bathroom / kopalnica	5,30
3 bedroom / spalnica	17,31	10 gallery / galerija	22,28
4 wardrobe / garderobna soba	7,95	gallery empty space / galerija prazen prostor	12,28
5 bathroom / kopalnica	10,12		
6 toilet / wc	4,83		
7 utility / pralnica	2,44		
terrace / terasa	11,70		
		Total / Skupno	187,75 m²



Floor 2
gallery



Floor 1
entrance



All photos are illustrative / Vse slike so simbolične



CASTLE VIEW - TWO BEDROOM LOFT

Spacious gallery apartment with two bedrooms and bathrooms, open living space with kitchen and living room, extend to a spacious lodge with a view of Ljubljana city center. The gallery offers a pleasant reading corner with a view of the apartment and Ljubljana castle. In the upper level there is another bedroom with a bathroom, which is oriented onto the city center.

Prostorno galerijsko stanovanje z dvema spalnicama in pripadajočima kopalnicama, odprtim bivalnim delom s kuhinjo in dnevno sobo, ki se podaljša v prostorno ložo s pogledom na Ljubljanski grad. Galerija omogoča prijeten bralni kotiček s pogledom v stanovanje in na Ljubljanski grad. V zgornjem nivoju se nahaja še druga spalnica s kopalnico, ki je orientirana na mestno jedro.







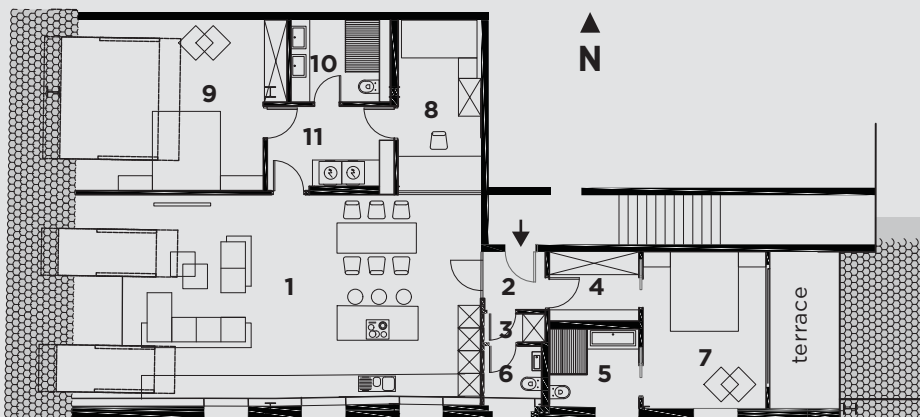
OLD TOWN LOFT

Floor 1 **133,17 m²**

1	Living area / bivalni del	54,22
2	entrance / predprostor	2,47
3	wardrobe / garderobna soba	1,22
4	wardrobe / garderobna soba	4,35
5	bathroom / kopalnica	4,92
6	toilet / wc	2,07
7	bedroom / spalnica	13,48
8	bedroom 1 / spalnica	9,90
9	bedroom 2 / spalnica	21,01
10	bathroom / kopalnica	5,07
11	utility / pralnica	6,80
	terrace	7,66

Total / Skupno **133,17 m²**

Floor 1





OLD TOWN - THREE BEDROOM LOFT

The apartment is designed in one floor level and it is very spacious. At the entrance, on the left hand side there is a large bedroom with a private balcony and a bathroom, on the right there is a spacious lounge with a terrace onto Mestni trg and large porch windows on the southern facade. The apartment has two bedrooms with attached bathrooms, and an additional multipurpose room.

Stanovanje je zasnovano v eni etaži in deluje zelo prostorno. Pri vstopu se na levi strani začne velika spalnica z lastnim balkonom in kopalnico, na desni strani pa prostorni bivalni prostor z ložo na Mestni trg, ter velikimi stenskimi okni na južni fasadi. Stanovanje ima dve spalnici s pripadajočima kopalnicama ter dodatno več namensko sobo.

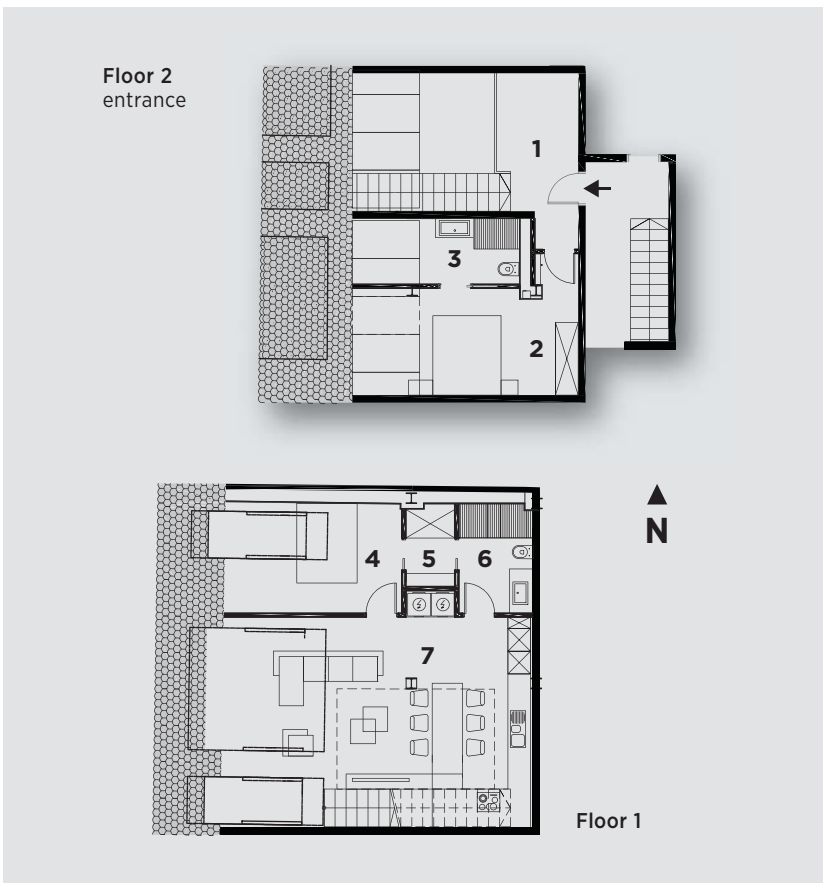






PARK VIEW LOFT

Floor 2	37,35 m ²	Floor 1	63,40 m ²
1 entrance gallery / vhodna galerija	8,67	4 bedroom / spalnica	12,41
2 bedroom / spalnica	13,56	5 wardrobe / garderoba	2,80
3 bathroom / kopalnica	5,18	6 bathroom / kopalnica	5,64
gallery empty space/ galerija prazen prostor	9,94	7 living area / bivalni del	42,55
		Total / Skupno	100,75 m²



All photos are illustrative / Vse slike so simbolične



PARK VIEW - TWO BEDROOM LOFT

A gallery apartment with the entrance through the gallery floor where the reading corner is located. On this level there is also a large bedroom with a bathroom and a view of Mestni trg street. Then you go down the staircase to a large lounge area with a kitchen and living room and a separate sleeping area with a bathroom.

Galerijsko stanovanje v katerega se vstopa skozi galerijsko etažo, kjer je bralni kotiček. V tem nivoju je tudi velika spalnica s pripadajočo kopalnico s pogledom na Mestni trg. Nato se po stopnišču spustite v velik bivalni prostor s kuhinjo in dnevno sobo ter ločenim spalnim prostorom in pripadajočo kopalnico.

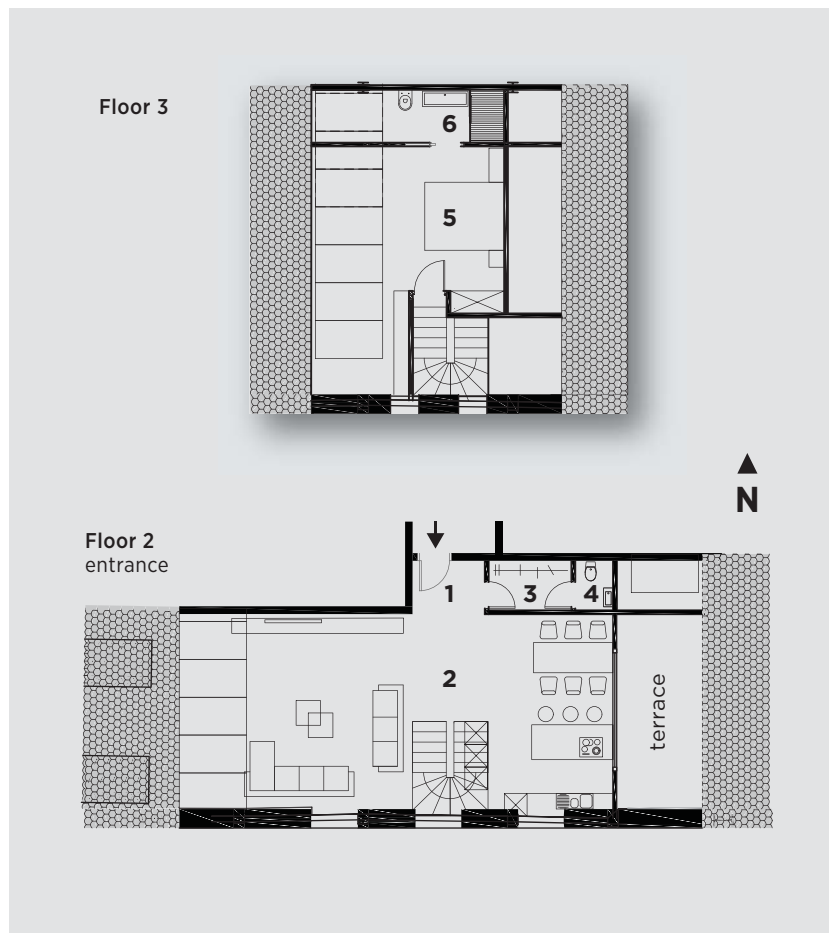






SUNSET LOFT

Floor 1		70,13 m2		Floor 2		44,90 m2	
1	entrance / predprostor	2,70		5	bedroom / spalnica	37,96	
2	living area / bivalni del	52,45		6	bathroom / kopalnica	6,94	
3	wardrobe / garder. soba	2,87					
4	toilet / WC	1,31					
	terrace / terasa	10,80					
Total / Skupno				115,03 m2			



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SUNSET - ONE BEDROOM LOFT

A gallery apartment with a beautiful spiral staircase that rises above the private zen garden. On the lower floor there is a spacious lounge with a kitchen, which has an exit to the terrace with a view of the castle of Ljubljana and a living room with large wall windows on the southern facade and terrace on Mestni trg street. The upper room is fully designated for a large bedroom with a bathroom and a view of the city center.

Galerijsko stanovanje z lepim zavitim stopniščem, ki se dviguje nad notranjim zen vrtom. V spodnji etaži je prostoren bivalni prostor s kuhinjo, ki ima izhod v ložo s pogledom na Ljubljanski grad ter dnevno sobo z velikimi stenskim okni na južni fasadi in ložami na Mestni trg. Zgornji prostor je v celoti namenjen veliki spalnici s pripadajočo kopalnico in pogledom na mestno jedro.









SKY VIEW - ONE BEDROOM LOFT

Gallery apartment with an entrance into the kitchen area with dining room which has access to the terrace with a view to the the city of Ljubljana. The room has an additional working space. Walk up the stairs to the upper room where the living room and the bedroom with bathroom are located. Both rooms are in the attic with panoramic views of the city center.

Galerijsko stanovanje z vstopom v kuhinjski prostor z jedilnico, ki ima dostop do lože s pogledom na Ljubljanski grad. Prostor ima dodaten delovni kotiček. Po stopnicah se dvignete v zgornji prostor, kjer sta dnevna soba in spalnica s pripadajočo kopalnico. Oba prostora sta mansardna s panoramskim pogledom na mestno jedro.





OLD
TOWN LOFTS



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