

Rental of a Fully Equipped House for Project Teams – Ljubljana

SEKTOR INVEST d.o.o.

Long-term property rental for companies operating in Slovenia

The property is fully equipped and suitable for organized accommodation of employees or project teams.

Suitable for larger groups of employees (according to agreed use)

Rental: business lease of the entire property

Availability: immediately



Property Description

Soussenska 23 – Ljubljana

- The house is intended for long-term rental for organized accommodation of project teams and employees working on projects in Slovenia.
- **Suitable for:**
 - construction and engineering teams
 - installation and technical teams
 - infrastructure and energy projects
 - service and maintenance teams
 - companies with relocated employees
- Rental is available exclusively as a business lease of the entire property.



Capacity

Layout and Use of the Property

- Upper floor: suitable for independent use
- Lower floor: suitable for independent use
- Entire property: allows organized accommodation for larger groups of employees

Separate entrances allow:

- use as two independent units
- or as a single property for company use



Bathrooms

Lower unit:

- 2 showers
- 2 toilets

Upper unit:

- 1 shower
- 1 toilet

Hot water:

- gas-based water heating system ensuring reliable supply even with multiple users



Laundry

Each floor includes:

- washing machine
- dryer

Suitable for long-term use by

- employees and project teams



Kitchens

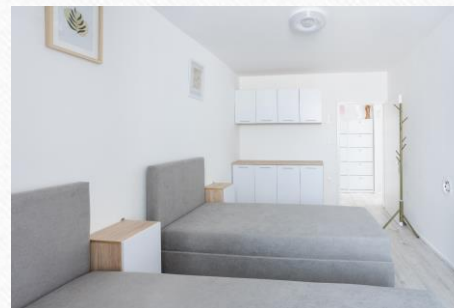
Fully equipped kitchens suitable for larger groups:

- kitchen towels and basic equipment
- dining utensils (plates, glasses, cups)
- cookware and kitchen utensils
- induction cooktop
- microwave
- electric kettle
- dishwasher
- two refrigerators



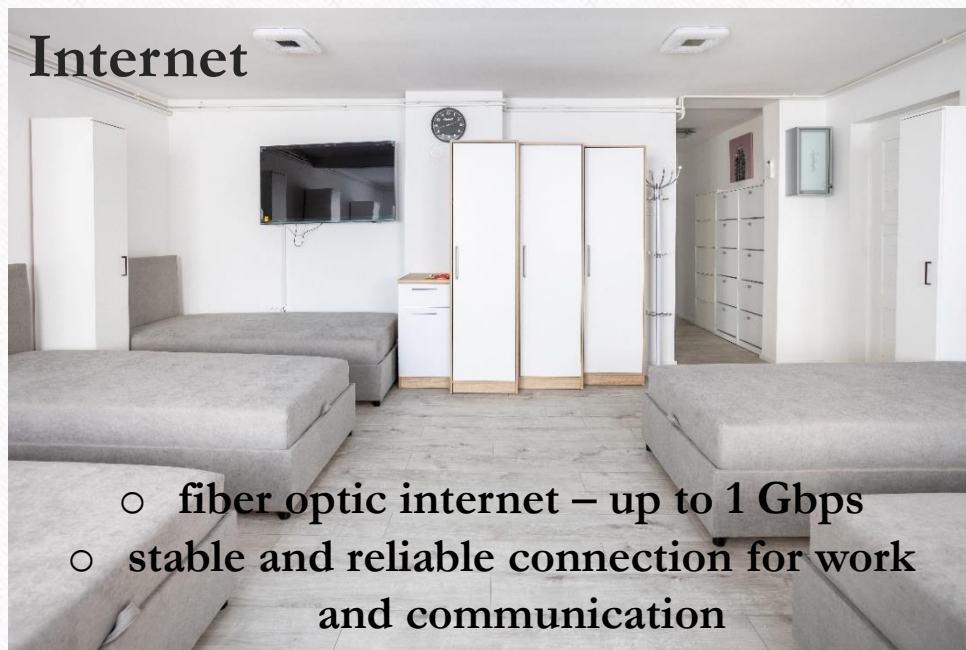
Rooms

- bright rooms with natural daylight
- wardrobes and storage space
- shoe cabinets and hangers
- TVs available in the property
- windows in every room
- bed linen included



Internet

Internet



- fiber optic internet – up to 1 Gbps
- stable and reliable connection for work and communication



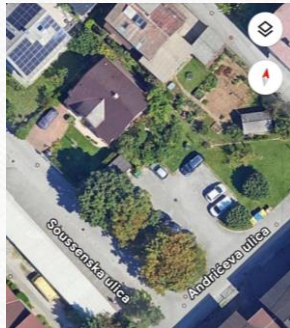
Parking

- private courtyard with parking spaces

Suitable for:

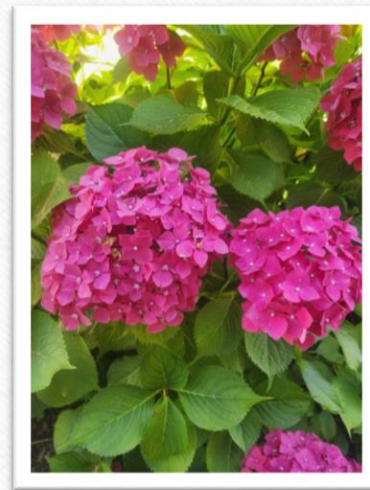
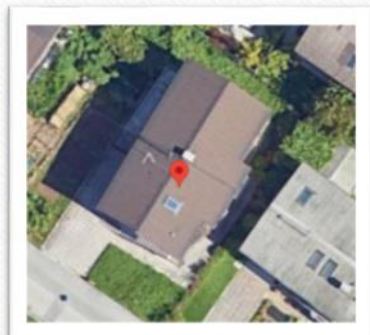
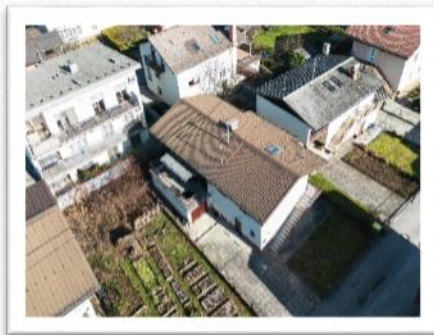
- vans
- company vehicles
- service vehicles

+ 100 m public parking (free)



Outdoor space

- private terrace
- courtyard with outdoor seating
- Suitable for relaxing after work.



Rental model

- **Business lease of the property (B2B)**
- one company – one contract
- suitable for long-term use by project teams and employees
- typical lease duration: 6–18 months

The house is insured and maintained for business use.

Price (B2B Rental)

- monthly rent for the entire property:
↳ from **3,800 EUR** net / month
- applicable for business lease of the entire property
- rental terms may be adjusted depending on lease duration

Operating costs:

- fixed monthly fee: 650 EUR
- applies to normal use
- in case of higher consumption, additional charges may apply based on actual usage

Location

Soussenska 23 – Ljubljana

Quiet residential area with good access to:

- Ljubljana city center
- BTC City business district
- Ljubljana ring road

Contakt

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