



# Я Е Р Л И К А

CREATING SOLUTIONS

## DUET LAVRICA

Ljubljana, Slovenia, EU



[www.replika.si](http://www.replika.si)  
[www.investicije.eu/duet-lavrica](http://www.investicije.eu/duet-lavrica)

## FEEL SLOVENIA

High quality of life, distinctive infrastructure,  
superior education

Attractive and clean, one of the safest  
among EU countries

Corporate culture of transparency and  
accountability

Strategic position in the heart of Europe

Since 2012, Slovenia accepted more than 6,000  
Russian citizens, keen on locating their investment  
in a stable and yet non-commercialized country.



Piran



Bled

## WHY CHOOSE REPLIKA

- we offer complete project management for real estate investments (buying, renting, adapting);
- we provide a full range of tax, legal and immigration services at a single location;
- we employ reliable Russian speaking tax advisers and real estate experts;
- we have a 10-year experience working with a wide range of Russian investors;
- we are ready to assist you personally.



Kranjska gora



Vineyards

## TAX ADVICE and ACCOUNTING SERVICES

In order to make your real estate investment in Slovenia possible, we provide you with:

- Registration of your company in Slovenia (mandatory condition for Russian citizens buying real estate in Slovenia);
- Legal address and post box-rental for your company;
- On-line e-banking system;
- On-line accounting system, ensuring you full access to all your documents, wherever you are;
- Full assistance in getting long term working and residence permits, empowering you with the right to free movement within the European Union (the Schengen area);
- Consulting with your tax and legal questions in order to find most optimal solutions for your situation.

We were awarded as the best accounting service provider in 2012 and 2013, by the Chamber of Commerce and Industry of Slovenia.

Category MEDIUM

 BEST Accounting Service 2012

## REAL ESTATE INVESTMENTS


Discover investment opportunities in Slovenia and allow us to assist you throughout the entire sale process as well as offer necessary after sales services.

If you are looking for a second home in Slovenia or an investment property for capital gains, rental income or a mixture of both, Slovenia has much to offer. Our aim is to help you find the right property for your demands.

Our services include:

- Investment projects in real estates on free market and on public auctions;
- Project management for real estate finalization (design concept, renovation);
- Property management;
- Real estate legal advising;
- Real estate brokerage, real estate appraisal.

Replika Invest is licensed Slovenian Real Estate agency since 2005.

 Real estate broker's license number 00909 issued in 2005 by the Ministry of Justice.



## DUET LAVRICA - Ljubljana

A bright semi-detached house facing south, only 1.5km from Ljubljana (3 min drive) is an ideal place to live and rest. The house consists of two apartments, each with 165m<sup>2</sup>, land area of 110m<sup>2</sup> and two covered spaces.

All must-have infrastructure is close by. Within only a one-hour drive (80km), you can spend beautiful weekends on the seaside in the summer, while SPA and wellness centers are at your service whole year round.

Although the interior is not finished in both apartments, we can offer you our out-of-the box solutions, designed entirely to your taste and needs.



# DUET LAVRICA - Ljubljana



ground floor



1st floor



2nd floor

## Price list

### 1st option

**Price: 179.000,00 €**

Including:

- 1 apartment unit of 165m<sup>2</sup>, semi finished (interior finish needed), with a 110m<sup>2</sup> land area and 2 covered parking spaces

### 2nd option

**Price: 200.000,00 €**

Including:

- 1 apartment unit of 165m<sup>2</sup>, semi finished (interior finish needed), with a 110m<sup>2</sup> land area and 2 covered parking spaces
- Establishment of a company and open a bank account in Slovenia
- Legal certainty
- 6 - month accounting and tax advice for real estate

### 3rd option

**Price: 285.000,00 €**

Including:

- Finished 1 apartment unit of 165m<sup>2</sup>, with a 110m<sup>2</sup> land area and 2 parking spaces
- Establishment of a company and open a bank account in Slovenia
- 12 - month accounting service for the established company
- 12 - month real estate maintenance advice
- Help and advice with buying interior furniture

If you are interested in buying 2 units, the price and other conditions are to be determined upon agreement.

These offers are time limited.



## REPLIKA TEAM



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**I FEEL  
SLOVENIA**