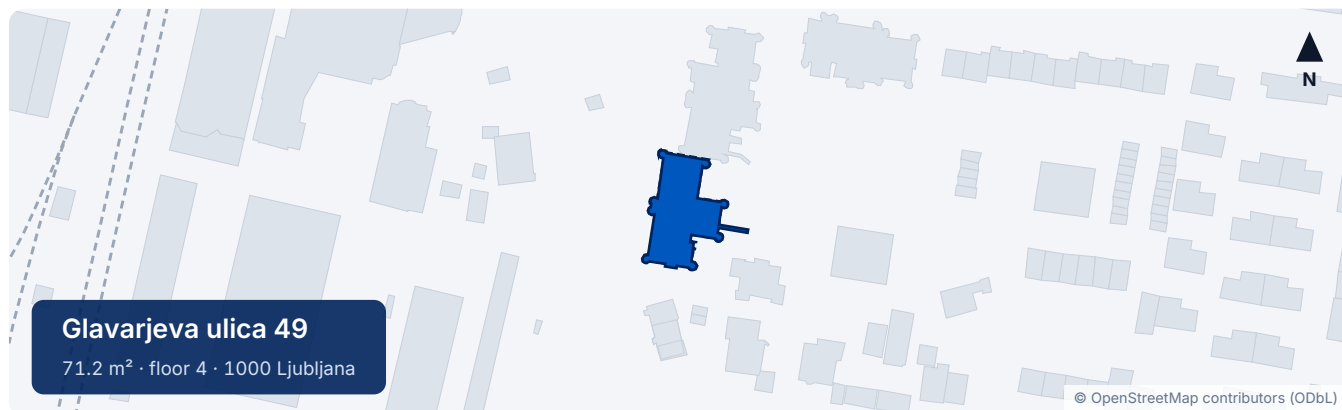




Glavarjeva ulica 49

71.2 m² · floor 4 · 1000 Ljubljana

© OpenStreetMap contributors (ODbL)

Usable area
71.2 m²Floor
4 of 13Year built
1978Energy class
E
(estimate)Rooms
—Manager
registered

MARKET VALUE

€355,500

€4,996/m² · The AI does not know the apartment's condition — the estimate is for a usual condition

€285,000 €321,000 €390,000 €430,500

● estimate ■ Likely range ■ Wider range | 1 km median

Official GURS value €316,600 · estimate +12.3%

Per m², the estimate is above 75% of the 83 sales of similar apartments within 1 km (24 months).

SCENARIOS

If it needs renovation €312,800

If renovated €383,900

Quick sale (80%) €284,400

Scenarios: condition -12 / +8% and a quick sale at 80% of the market value — rules of thumb, not the AI's estimate.

Estimate: AI that learned from 95,468 registered apartment sales; comparable sales are market context.

BEFORE YOU BUY

Note

Earthquake hazard. Design ground acceleration 0.275 g (475-year return period); the building dates from 1978.**What to do:** An area of higher earthquake hazard: for buildings from before 1981 check the seismic resistance; ask your insurer about earthquake cover.

No data

Land register. The land register (ownership, mortgages, easements, restrictions) was not checked automatically.**What to do:** Before buying, check the land register (free access after registering: <https://evlozisce.sodisce.si/esodstvo/index.html>) — mortgages, easements, prohibitions and pending entries.

No data

Energy certificate. The energy certificate register is not published as open data. Estimate from the building's year and renovations: class E (likely D-F); not an official figure.**What to do:** The seller must show an energy certificate when selling — ask for it.

Clear

Checked and clear: Condominium ownership · Building manager · Building register data · Utility connections · Flood hazard · Landslide hazard · Noise · Land-use designation

Checked 6 sources · 8 clear · 1 to note · 3 no data

WHY THIS PRICE · More on page 2

A typical apartment nearby
€5,680/m²

€404,416

Size

-€51,500

Age

+€6,600

Building

-€3,000

Other

-€1,100

Estimate for this apartment

€355,500

How the price is built

The starting point is a typical apartment sold within 1.0 km over the last 24 months (125 sales): 50.6 m², floor 3, a building from 1965 with 7 storeys. The AI values it here at €5,680 per m², so an apartment of this size with typical characteristics would cost €404,416. Each step shows how much this apartment's characteristics raise or lower the price; their order does not change the total. The median sale price within 1 km over the last 12 months is €4,742/m².

A typical apartment nearby		€404,416
€5,680/m ² × 71.2 m ²		
Size and rooms		
71.2 m ² ; typical 50.6 m ²		–€51,468
Building age		
built 1978; typical 1965		+€6,636
Building (storeys, lift, construction)		
13 storeys, lift; typical 7, no lift		–€2,972
Floor		
floor 4; typical floor 3		–€1,112
Estimate for this apartment		€355,500

The steps as a share of the starting point: size –12.7%; age +1.6%; building –0.7%; floor –0.3%.

Raise the price

+ Building age: +€6,600
built 1978; typical 1965

Lower the price

– Size and rooms: –€51,500
71.2 m²; typical 50.6 m²
– Building (storeys, lift, construction): –€3,000
13 storeys, lift; typical 7, no lift
– Floor: –€1,100
floor 4; typical floor 3

This apartment and a typical apartment nearby

Characteristic	This apartment	Typical nearby
Usable area	71.2 m ²	50.6 m ²
Rooms	—	—
Floor	floor 4	floor 3
Floors in the building	13	7
Year built	1978	1965
Lift	yes	no
Balcony, loggia, terrace	4.2 m ²	4.1 m ²

Typical — the median (for the lift the most common value) of 125 sales within 1.0 km over the last 24 months.

The AI estimate and comparable sales

The value is the AI's estimate. The comparable sales on page 5 are registered sales of similar apartments nearby, brought to today's level with a price index; they are not used in the estimate directly but show whether it is in line with the market: their median price today is €4,832/m² (estimate €4,996/m²).



Risks and legal status

Checked 6 sources · 8 clear · 1 to note · 3 no data

Legal

Status	Check and finding	What to do
No data	Land register The land register (ownership, mortgages, easements, restrictions) was not checked automatically.	Before buying, check the land register (free access after registering: https://evlozisce.sodisce.si/esodstvo/index.html) — mortgages, easements, prohibitions and pending entries.
Clear	Condominium ownership The flat is recorded as a unit in condominium ownership.	—

Building

Status	Check and finding	What to do
No data	Energy certificate The energy certificate register is not published as open data. Estimate from the building's year and renovations: class E (likely D–F); not an official figure.	The seller must show an energy certificate when selling — ask for it.
No data	Heating The heating type is not in the public registers.	Ask the seller and the manager how the flat is heated and for last year's costs.
Clear	Building manager A building manager is recorded for the flat in the cadastre.	—
Clear	Building register data No obvious inconsistencies in the building data.	—
Clear	Utility connections Connections: water, electricity, sewer.	—

Environment

Status	Check and finding	What to do
Note	Earthquake hazard Design ground acceleration 0.275 g (475-year return period); the building dates from 1978.	An area of higher earthquake hazard: for buildings from before 1981 check the seismic resistance; ask your insurer about earthquake cover.
Clear	Flood hazard The building is not on the national flood warning map; no detailed flood-hazard study covers it.	—
Clear	Landslide hazard Landslide susceptibility: negligible on the 1:250,000 overview map; the municipality has no detailed map yet.	—
Clear	Noise Noise level 55+ dB (L _{dvn}), night 45+ dB — strategic map along a road or railway.	—

Planning

Status	Check and finding	What to do
Clear	Land-use designation SS — Stanovanjske površine, EUP BE-541 (OPN designation).	—

Clear — checked, nothing found · Note — low or medium impact · Important — significant impact · Critical — may affect the purchase · No data — the register has no data (which is not the same as clear) · Not applicable

Sources of the checks: ARSO, karta potresne nevarnosti 2021 (Vir: ARSO; data 07.10.2026); Zemljiška knjiga (eZK) (not checked automatically); Register energetskih izkaznic (MOPE) (not checked automatically); Geodetska uprava RS, kataster nepremičnin (CC BY 4.0; data 07.10.2026); DRSV, karte poplavne nevarnosti in opozorilna karta poplav (CC BY 4.0; data 07.10.2026); DRSV / GeoZS, opozorilne karte plazov (javno dostopni podatki; data 07.10.2026); ARSO, strateške karte hrupa (Vir: ARSO; data 07.10.2026); MNVP, Prostorski informacijski sistem — namenska raba prostora (CC BY 4.0; data 07.10.2026).

Building and running costs

Usable area	71.2 m ²	Floors in the building	13
Rooms	—	Apartments in the building	116
Floor	floor 4	Construction	concrete, reinforced concrete
Lift	yes	Renovations	no renovations recorded
Balcony, loggia, terrace	4.2 m ²	Cadastral part id	—
Cellar, storage	2.8 m ²	Land parcels under the building	13/21 (k. o. 2636 Bežigrad, 1 m ²); 33/21 (k. o. 2636 Bežigrad, 642 m ²); 36/2 (k. o. 2636 Bežigrad, 31 m ²)
Storey height	2.4 m	School district	OŠ Dr. Vita Kraigherja
Building built	1978		

This apartment has not been sold as a whole since 2007.

Apartment sales in the building (15 years): 15 (median €4,287/m²; latest 25 Aug 2026 — €140,000, 35.3 m²)

Nuisance zones (GURS): The mass valuation register records no nuisance zones for this apartment.

Energy efficiency



Estimated from the year built (1978) and renovations: class E, likely D–F; heating need about 117 kWh/m² a year. Not an official figure — the seller must show an energy certificate.

Estimate: the TABULA (IEE) typology of Slovenian residential buildings by period of construction, less the renovations in the cadastre; classes as in the Slovenian energy-certificate rules.

Market and comparable sales

Median €/m ² , 12 mo	Change in a year	Sales, 12 mo	Similar apartments (57–89 m ²)
€4,742/m ²	+4.5%	57	€4,624/m ²

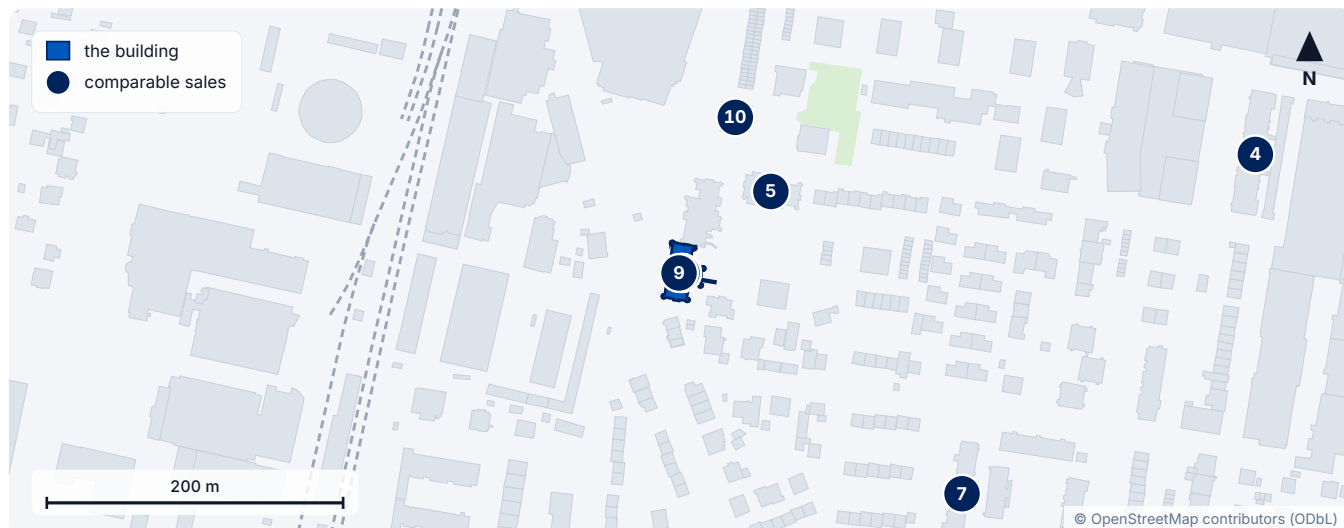
Free-market sales of whole apartments within 1.0 km of the building, 27 Aug 2025 to 27 Aug 2026; similar apartments (57–89 m²): 15 sales. Municipality of Ljubljana: median €5,277/m² (+12.1% in a year).

Comparable sales

Registered sales of similar apartments nearby (G — ground floor); the price per m² is brought to today's level with the price index of the municipality of Ljubljana.

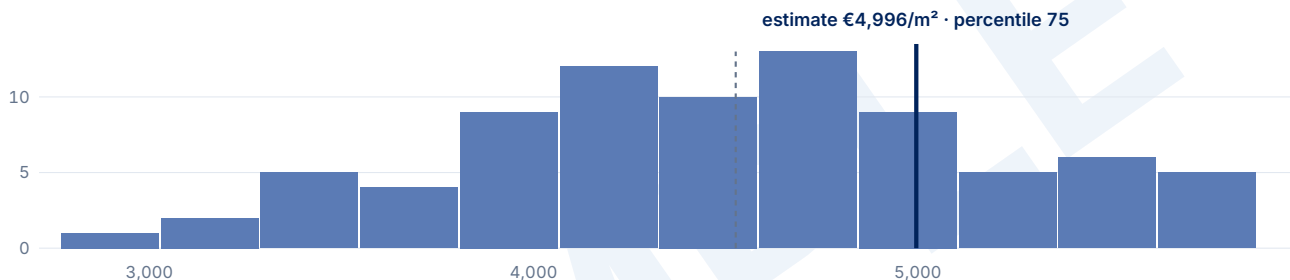
#	Date	Building address	m ²	Floor	Price	€/m ²	€/m ² today	Distance
1	16 Apr 2026	Glavarjeva ulica 49, Ljubljana (same building)	71.2	9	€320,000	4,494	4,566	0 m
2	23 Apr 2026	Glavarjeva ulica 49, Ljubljana (same building)	53.1	1	€294,000	5,537	5,625	0 m
3	25 Aug 2026	Glavarjeva ulica 49, Ljubljana (same building)	35.3	1	€140,000	3,966	3,966	0 m
4	19 May 2026	Glavarjeva ulica 10, Ljubljana	77.8	2	€370,000	4,756	4,832	395 m
5	31 Mar 2026	Glavarjeva ulica 45, Ljubljana	56.1	7	€260,000	4,635	4,784	81 m
6	15 Apr 2025	Glavarjeva ulica 49, Ljubljana (same building)	44.9	9	€208,000	4,633	5,386	0 m
7	6 Aug 2025	Triglavska ulica 19, Ljubljana	68	2	€263,500	3,875	4,423	241 m
8	18 Nov 2025	Herbersteinova ulica 17, Ljubljana	66.6	3	€277,000	4,159	4,400	395 m
9	26 Jan 2024	Glavarjeva ulica 49, Ljubljana (same building)	58.6	2	€247,000	4,215	5,389	2 m
10	16 Jun 2026	Glavarjeva ulica 56, Ljubljana	47.9	3	€310,000	6,472	6,575	111 m

Of 704 candidates, 10 are shown; left out because they are not one apartment's market price: basement — 10; several apartments sold together (same day and building, same €/m²) — 2.



Numbers — the comparable sales in the table; blue building — the building being valued. Outside the map: 8.

Where the estimate sits among similar sales



At €4,996/m² the estimate is above 75% of the 83 sales of similar apartments within 1 km over the last 24 months (median €4,526/m²). Listings are not shown (Slovenian listings need a licence).

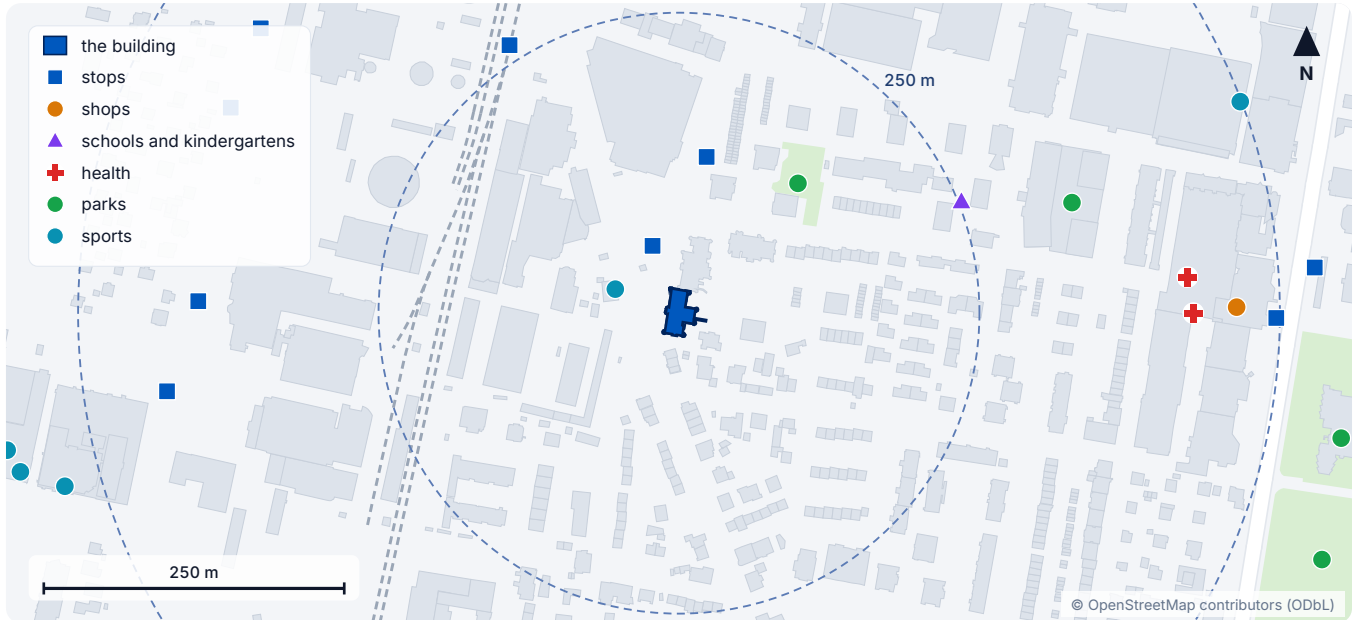
Price trend: median price per m² by year



Bars — nearby (1.0 km); dashed — municipality of Ljubljana. * 2026 up to 27 Aug 2026.

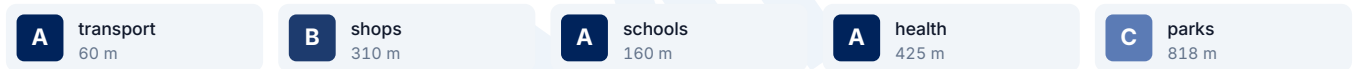
Location

Public transport: 7 stops within 500 m (city bus 6, 8, 11, 14, 18); the nearest is Vodovodna, 60 m (1 min on foot).
Nearby: a grocery shop 310 m, a pharmacy 425 m, a health centre 470 m, a park 818 m, a café or restaurant 120 m, sports facilities 57 m. School catchment: OŠ Dr. Vita Kraigherja (502 m, 8 min on foot). The nearest kindergarten is Vrtec Jelka (160 m).



Circles: 250 m and 500 m. Distances are straight-line; walking times are estimates (65 m a minute). Source: © OpenStreetMap contributors (ODbL), 3 Oct 2026; school catchment: GURS.

Neighbourhood score: 87/100 (very good)



Nearest stops

Vodovodna	60 m · 1 min	city bus
Ljubljana Brinje	264 m · 5 min	train
Brinje	294 m · 5 min	city bus

Schools

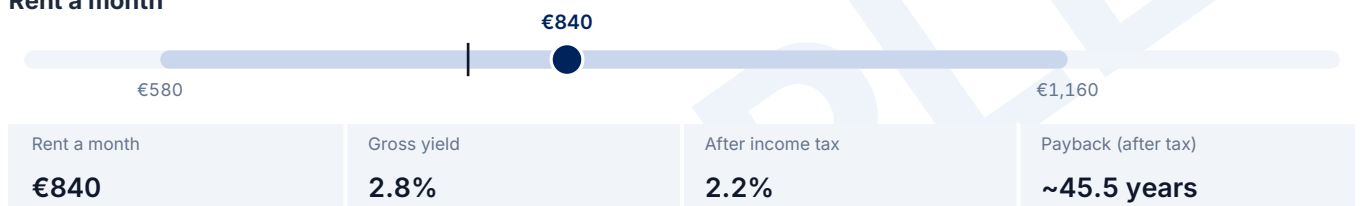
School catchment	OŠ Dr. Vita Kraigherja · 502 m · 8 min
Primary schools	Osnovna šola Franceta Bevka 384 m; Osnovna šola Vita Kraigherja 502 m; Osnovna šola Mirana Jarca 829 m
Kindergartens	Vrtec Jelka 160 m; Vrtec Ciciban 649 m; Vrtec Najdihojca enota Biba 692 m
Secondary schools	Srednja gradbena, geodetska in ekonomska šola Ljubljana 648 m; Gimnazija Šiška 764 m

Nearby

Nearby	Nearest	Distance · walk	Number within
Public transport	Vodovodna	60 m · 1 min	7 · 500 m
Grocery shops	Spar	310 m · 5 min	4 · 500 m
Primary schools	Osnovna šola Franceta Bevka	384 m · 6 min	4 · 1.0 km
Kindergartens	Vrtec Jelka	160 m · 3 min	5 · 1.0 km
Health centres	Medilab	470 m · 8 min	2 · 1.5 km
Clinics and hospitals	Skin dermatologija	935 m · 15 min	3 · 1.0 km
Pharmacies	Kamilica zeliščna prodajalna	425 m · 7 min	1 · 1.0 km
Parks	Krater	818 m · 13 min	2 · 500 m
Playgrounds	Pod skakalnico	1.5 km · 24 min	4 · 500 m
Sports and recreation	Bionic	57 m · 1 min	67 · 1.0 km
Gyms	Bionic	57 m · 1 min	8 · 1.5 km
Cafés and restaurants	Prehrana in bar VO-KA	120 m · 2 min	13 · 500 m
Post offices	Pošta Bežigrad	892 m · 14 min	1 · 1.0 km

Rent and yield

Rent a month



The AI estimates that the apartment would let today for about **€840 a month** without running costs (€11.75/m²) furnished, or about €780 unfurnished. About half of apartments let within the likely range of €580–€1,160. Rents come from new GURS rental contracts up to the end of 2024; newer contracts show rents up by about 18%, which the estimate includes.

● the AI's estimate · | median of new lettings within 1 km × area

The gross yield is a year's rent against the estimated value; income tax on rent is 25% of the rent less 10% standard costs. Payback — the value divided by a year's rent after tax (before the reserve fund, repairs and empty months).

The rent is estimated by AI that learned from 44,826 new rental contracts for whole apartments in the GURS register since 2016; on contracts it had not seen, the typical error was 32.2% for apartments without an earlier contract and 11.4% for apartments let before.

Method, accuracy and sources

Estimate. The price is estimated by AI that learned from 95,468 registered apartment sales in Slovenia since 2010. It takes into account the location and the prices of sales nearby, the apartment's size and floor, the building, its age and renovations, and nuisances nearby. The estimate is brought to today's prices.

How the price is built. The starting point is a typical apartment sold nearby; each step shows how much the price changes when the typical apartment's characteristics are replaced by this apartment's (averaged over every order of the changes).

Ranges. About half of apartments sell within the likely range, and about eight in ten within the wider range. Comparable sales are registered sales of similar apartments nearby.

Checks (page 3) come from public registers; each has its source, licence and data date.

Accuracy in testing

Region	Typical error	Within ±10%	Within ±20%	Sales
all of Slovenia	12.2%	41.7%	72.4%	4,841
Ljubljana	10.5%	46.3%	79.2%	1,101
Maribor	11.3%	44.3%	76.4%	677
the coast	11.1%	48.1%	73.9%	310
rest of Slovenia	13.4%	38.5%	68.6%	2,753

We tested the AI on sales since 1 Aug 2025 that it had not seen while learning. Typical error: half of the estimates were closer.

Limitations

This report is for information only and is not an appraisal. It does not replace a valuation by a certified real-estate appraiser and is not suitable as the only basis for a purchase, a sale, a loan, or tax or court proceedings. The AI does not know the condition, fittings or other particulars of the apartment that are not in public registers, so for a single apartment the estimate can be much further from the price achieved than usual. The data is shown as GURS publishes it; only GURS can correct an error in a register. The report contains no data about owners.

Data sources

Source: Surveying and Mapping Authority of the Republic of Slovenia, Real estate market register (sales and rentals), 4. 10. 2026 · CC BY 4.0

Source: Surveying and Mapping Authority of the Republic of Slovenia, Real estate mass valuation register, 5. 10. 2026 · CC BY 4.0

Source: Surveying and Mapping Authority of the Republic of Slovenia, House numbers with addresses, 27. 9. 2026 · CC BY 4.0

Source: Surveying and Mapping Authority of the Republic of Slovenia, Register of spatial units, 27. 9. 2026 · CC BY 4.0

Source: © OpenStreetMap contributors, places nearby, stops and lines, 3. 10. 2026 · ODbL 1.0

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