

# PR' KONJIČ

A Historic Alpine Estate

Blejska Dobrava · Slovenia

*Some places are purchased.*

*Others are continued.*



# PR' KONJIČ

## A Historic Alpine Estate

Some places are simply beautiful.

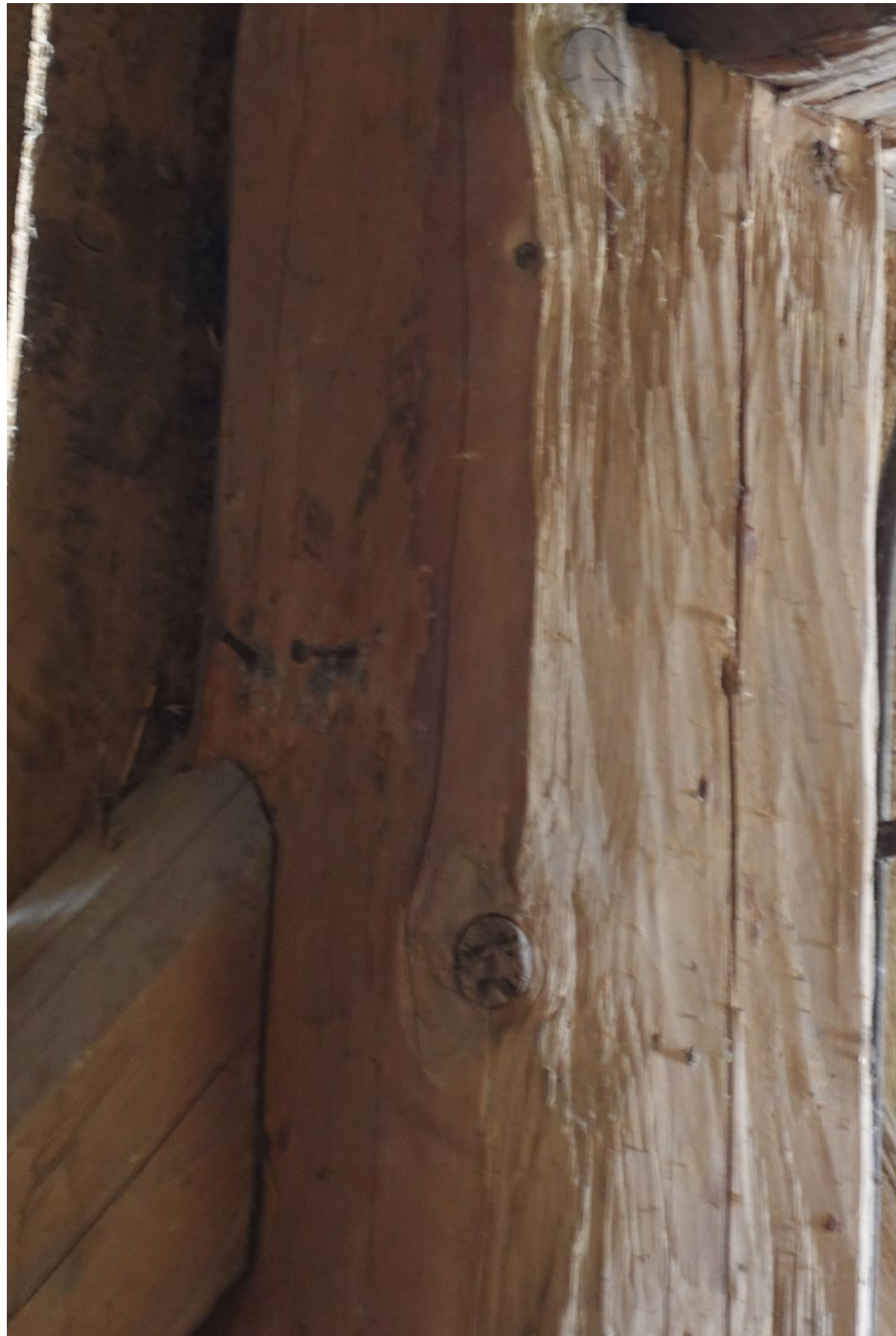
Others become part of your life.

Pr' Konjič belongs to the second kind.

For more than two centuries, this remarkable estate has quietly watched over the valley below. Nestled between the Julian Alps and the forests surrounding the Vintgar Gorge, it has witnessed generations come and go while preserving its authentic character.

Today, after years of careful restoration, it offers a rare opportunity: not merely to purchase a property, but to continue the story of an extraordinary place.





# The Story

Every remarkable place begins long before the people who discover it.

For more than two centuries, Pr' Konjič has stood quietly at the edge of the Julian Alps, overlooking orchards, forests and the valley below. Originally the largest farmhouse in Blejska Dobrava, it has witnessed generations of family life, changing borders and the quiet rhythm of rural Slovenia.

Rather than reinventing the estate, its recent restoration sought to preserve its character while preparing it for another century of life.

Today, Pr' Konjič offers something increasingly rare:

**authenticity.**



*Preserved with respect for its original character.*



*Original oak entrance door, preserved during restoration.*

Pr' Konjič was never an ordinary farmhouse.

For generations it was the largest estate in the village—a place where families lived, harvests were gathered, livestock was cared for and community life unfolded beneath magnificent timber beams that still stand today.

Its character has been carefully preserved.

Its future, however, remains wonderfully open.

Already, two beautifully renovated apartments are ready to welcome family, friends or guests.

Beyond them, more than 450 square metres of historic spaces await a new vision.

Whether your dream is a boutique guesthouse, an inspiring creative retreat, a multi-generational family estate or simply an extraordinary home in one of Europe's most beautiful landscapes, Pr' Konjič offers the freedom to create something uniquely your own.



# THE ESTATE

Where history, landscape and possibility meet.





Residence  
Two beautifully restored residences

Historic Barn  
Historic barn offering exceptional development potential

Former Stable  
Prepared for conversion

Orchard  
The estate is framed by two gardens—an elegant front courtyard and a tranquil orchard garden behind the house.



Every memorable place has a threshold.

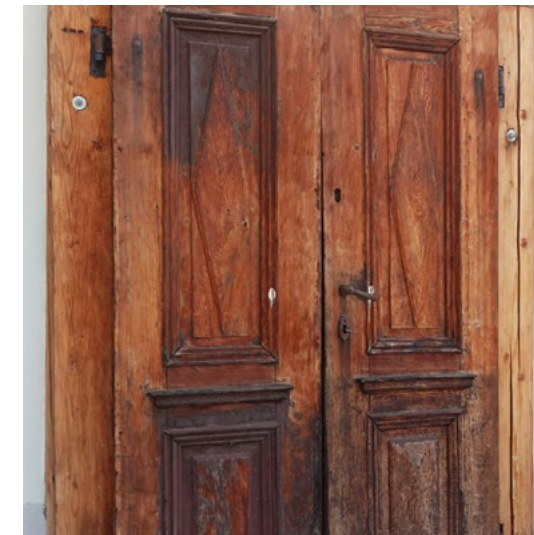
At Pr' Konjič, the transition is almost imperceptible. The road narrows, the village becomes quieter, and suddenly the estate reveals itself among orchards and historic farm buildings. Nothing feels staged. It simply feels as though it has always belonged here.



Restored original timber structure.

Carefully preserved historic façade.

Hand-restored cherry wood windows.



Original oak entrance door.



Restored vaulted ceilings.



# THE RESIDENCE

A home is not defined by its walls, but by the life it welcomes.



# The Garden Residence



Where home extends naturally into the orchard.



Designed for everyday living.



Where mornings begin slowly.



A place of quiet retreat.



Warm, welcoming and filled with natural light.



Flexible space for family or guests.



A modern bathroom with vaulted ceilings.



Carefully restored original doors.



Old stove door.



The orchard behind the house.



Original door hardware.







*Every home  
has its own perspective.*

# The Valley Residence

Mountain views. Original timber floors. Evening light.

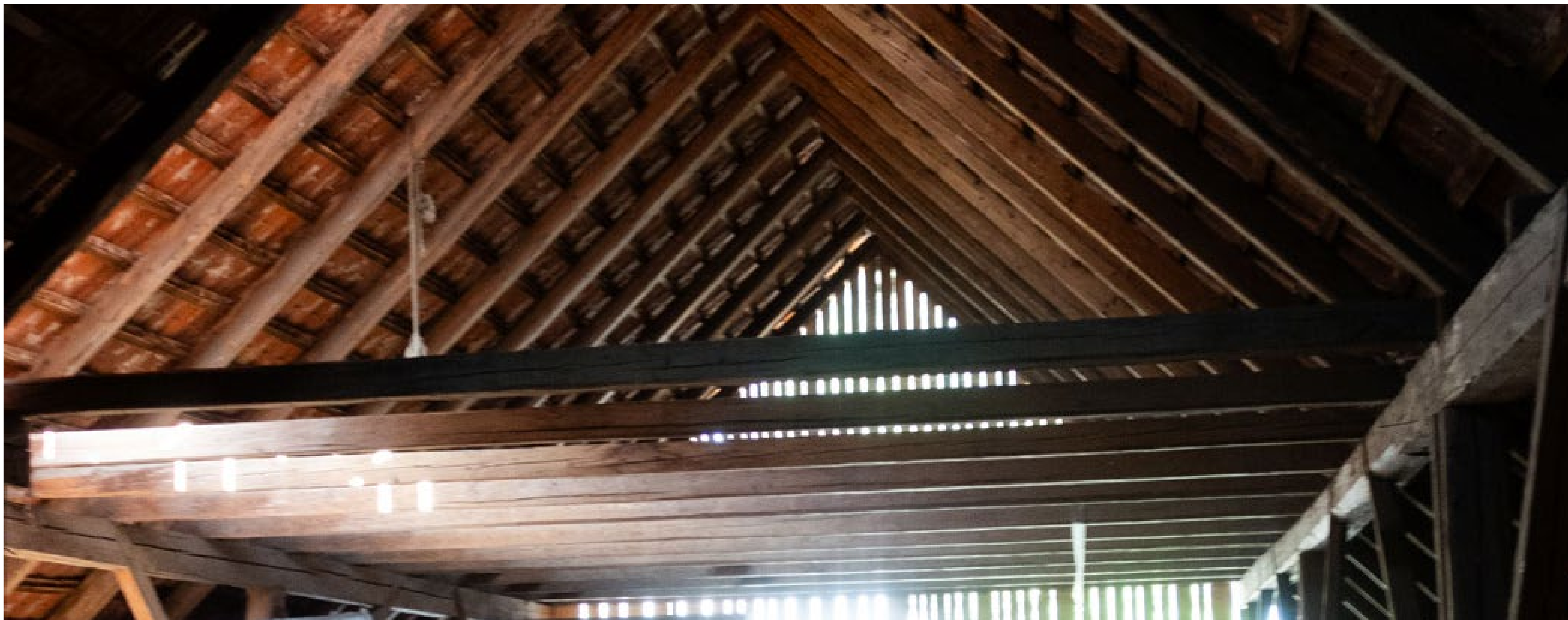




The landscape becomes part of everyday life.







Every remarkable place still holds untold possibilities.

# THE VISION

Some spaces are finished. Others are waiting to be imagined.





# Endless Possibilities

With more than 450 square metres of additional historic space awaiting completion, Pr' Konjič offers exceptional flexibility for its future steward.

Whether imagined as additional living space, creative studios, guest accommodation, wellness facilities or simply preserved in its magnificent original form, the estate invites individual interpretation rather than imposing a predefined vision.



Restored vaulted ceiling in the Stable.



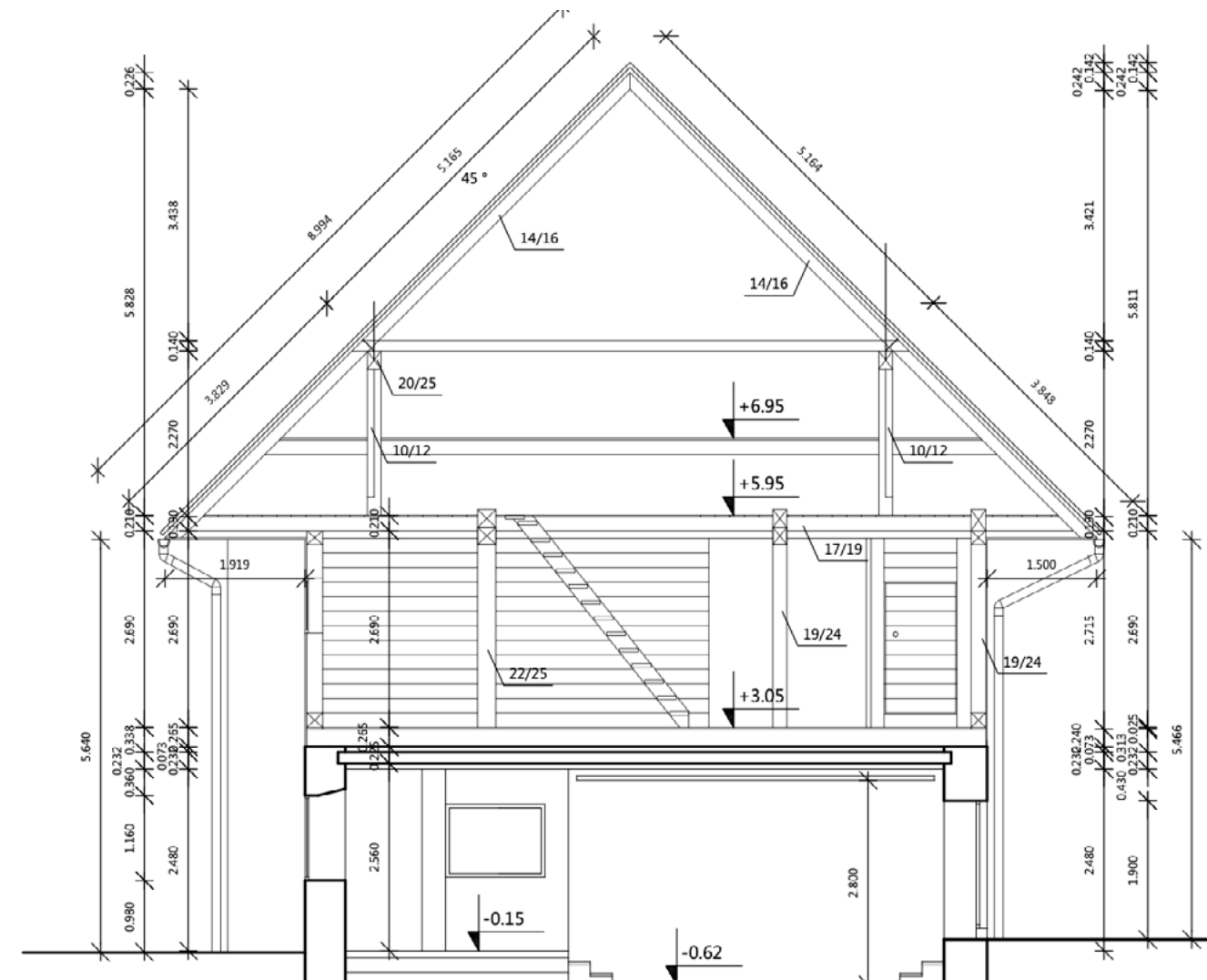
The Attic.



The upper Attic.

One Estate.  
Countless Possibilities.

The most inspiring spaces are often those that remain unfinished. Rather than defining a single purpose, Pr' Konjič offers extraordinary freedom for future generations to shape the estate according to their own vision, while respecting the craftsmanship and history that already exist.



# Modern Comfort Hidden Behind Historic Walls

## ELECTRICAL INFRASTRUCTURE

A completely renewed electrical system has been installed throughout the estate, including provisions for future expansion.

## WATER MANAGEMENT

Water has always been one of the estate’s greatest priorities.

A completely redesigned drainage system now directs rainwater safely away from the buildings through an underground perimeter network, helping keep the foundations dry throughout the year.

## DUAL WATER SUPPLY

Pr’ Konjič benefits from two independent water sources: municipal drinking water network & traditional village spring water system. A discreet switching system allows either source to be selected whenever required.

## WASTEWATER INFRASTRUCTURE

The estate currently operates with two cesspits with a modernised system.

## ROOF & STRUCTURE

The roof has been carefully reinforced and finished with a new timber soffit incorporating integrated LED lighting and automatic dusk sensors.

## HEATING & HOT WATER

Modern comfort is provided through efficient contemporary systems discreetly integrated into the historic building. The ground floor benefits from underfloor heating, while radiators serve the upper residence.

## CONNECTIVITY

Although surrounded by nature, the estate is fully connected.

High-speed internet, cable television, natural gas connection and modern utility infrastructure ensure effortless everyday living while preserving the peaceful atmosphere of the property.



Prepared for the next century.



# THE REGION

Some places are visited. Others become home.





## Life at Pr' Konjič

8 minutes  
Lake Bled

25 minutes  
Austria

35 minutes  
Ljubljana Airport

At your doorstep  
Vintgar Gorge

Surrounded by  
The Julian Alps

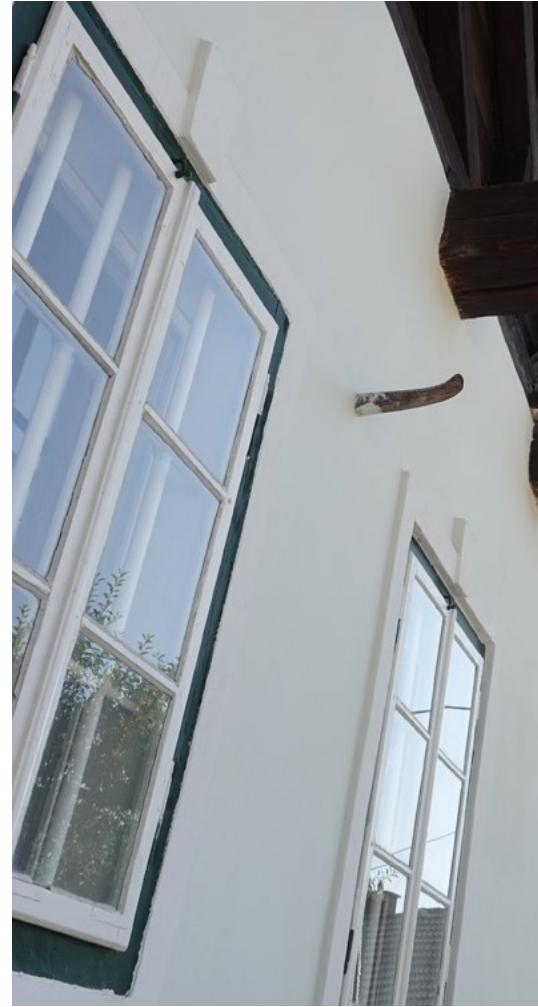
Every season  
A different landscape



One place. Four seasons. Endless reasons to return.

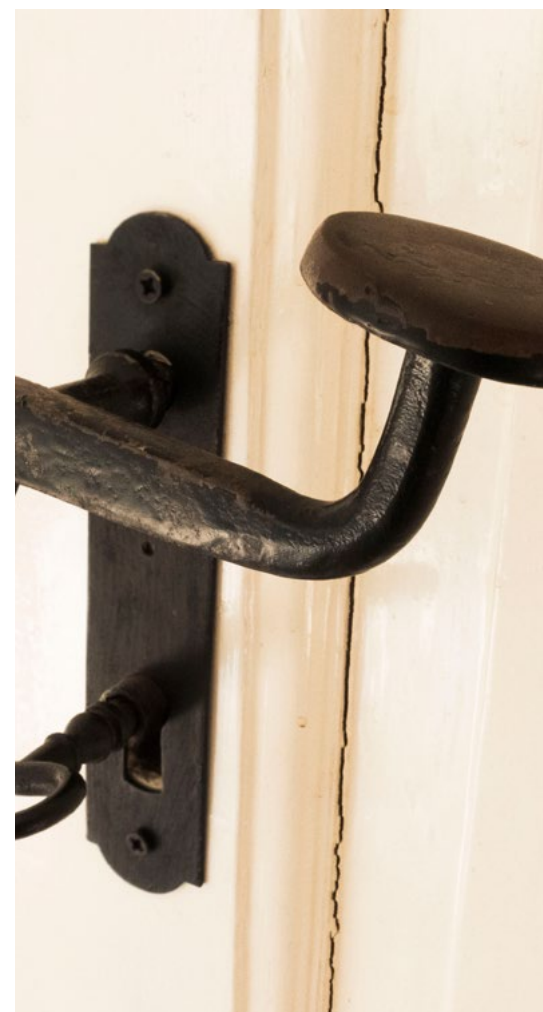






















*Some places are owned.*

*Others are entrusted.*

*Pr' Konjič has stood here for more  
than two centuries.*

*Its next chapter has yet to be written.*

# Continue the Story

Every remarkable place eventually finds its next steward.

*If you believe Pr' Konjič could become part of your story, we would be delighted to hear from you.*

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