Buying a cheap home in Slovenia: key facts

Figures of 21 November 2026. Source: RealHunt, https://realhunt.co/homes/slovenia

On 21 November 2026, RealHunt lists 3 homes for sale in Slovenia, each one checked by a person. In Slovenia, the median asking price of those 3 homes is €229,000 (€1,346 per m2, from the 3 homes with a known size); the cheapest costs €105,000 and the most expensive €245,000. With 3 homes this is a small sample, so the median for Slovenia is a rough guide.

Key facts

Homes on RealHunt	3 (small sample)
Median asking price	€229,000
Median price per m2	€1,346 (3 homes with a known size)
Median size	112 m2
Cheapest and most expensive	€105,000 · €245,000
Median RealHunt score (70 to 98)	83
Can foreigners buy?	Yes for citizens of EU, EEA and OECD countries (such as the United States, the United Kingdom and Canada), who buy like Slovenians. Citizens of EU candidate countries (North Macedonia, Serbia, Montenegro, Albania, Ukraine, Moldova, Bosnia and Herzegovina and Georgia) first need a decision confirming reciprocity, and citizens of other countries, such as China and Russia, cannot buy, only inherit where reciprocity exists.
Yearly property tax	The direct user of the home, usually the owner, pays a yearly fee for the use of building land (nadomestilo za uporabo stavbnega zemljisca, NUSZ), set by each municipality's ordinance and assessed once a year by the tax administration (FURS); owners of holiday homes also pay property tax (davek od premozenja).
Date of these figures	21 November 2026
What the buying costs are made of	Real estate transfer tax (davek na promet nepremicnin) of 2%, paid by the seller unless the sales contract says the buyer pays it.

The best-scored homes today

€229,000 · Renovated two-flat house with a vineyard and vaulted wine cellar near Gornja Radgona · score 87 · realhunt.co/deal/si-gornja-radgona-renovated-two-flat-house-vineyard-229k

€245,000 · Country house renovated 2020-2025 with 2 ha of land in Kozjak near Maribor · score 83 · realhunt.co/deal/si-kozjak-kungota-renovated-country-house-2ha-245k

€105,000 · Restored Prekmurje farmhouse with antique furniture in Ivanjsevci, Goricko · score 82 · realhunt.co/deal/si-ivanjsevci-restored-prekmurje-house-goricko-105k

Sources of the rules and costs

https://www.gov.si/zbirke/storitve/pridobivanje-lastninske-pravice-tujcev-na-nepremicninah/
https://www.fu.gov.si/davki_in_druge_dajatve/podrocja/davek_na_promet_nepremicnin
https://www.fu.gov.si/zivljenjski_dogodki_prebivalci/nakup_in_prodaja_nepremicnine
https://www.fu.gov.si/poslovni_dogodki_podjetja/nadomestilo_za_uporabo_stavbnega_zemljisca/

Prices are asking prices in euros from the original listings; medians describe the homes RealHunt lists, not the whole market. General information, not legal or tax advice. Free to quote with a link (CC BY 4.0). Questions: carlos@equinoxinvestmentgroup.com