

## GORSKI KOTAR, FUŽINE - Hotel iznad jezera, Fužine, Commercial property



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	GORSKI KOTAR, FUŽINE - Hotel iznad jezera
Property for:	Sale
Office space type:	catering
Property area:	1200 m <sup>2</sup>
Number of Floors:	3
Floor:	3
Bedrooms:	50
Bathrooms:	20
Price:	2,180,000.00 €
Updated:	Nov 07, 2024

### Condition

Built:	1925
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### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Fužine
City area:	Fužine
ZIP code:	51322

### Permits

Ownership certificate:	yes
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	6
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### Description

Description:	GORSKI KOTAR - Hotel with great potential We offer an interesting property with great potential in the heart of Gorski Kotar in a beautiful location near the lake. The property is registered as a hostel that offers accommodation and food for its guests. The building has a total area of 1208m <sup>2</sup> and 900m <sup>2</sup> of its own garden. The floor plan area is 459m <sup>2</sup> . The ground floor consists of a restaurant, kitchen,
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corridor, office rooms, laundry room, sanitary facilities for guests and staff, utility room, large hall for events. An internal staircase leads to the first floor, which consists of 12 rooms with private bathrooms and two rooms without bathrooms. In the mezzanine there is a storage room of 210 m<sup>2</sup> for various things and a smaller kitchen for guests approx. 15 m<sup>2</sup>. There are 11 more rooms in the attic, 5 of which have their own bathrooms, the rest are family rooms with two rooms connected to one bathroom. PVC and ALU carpentry with double glazing. Boiler room for heating with liquid fuel and a reservoir is located in the yard. Garden where there is an opportunity to invest in additional tourist facilities depending on the wishes and needs of the new owners. Parking. The property is located only 25 minutes from Rijeka and the sea, 10 minutes from the Rijeka-Zagreb highway. Fužine is a famous tourist destination for lovers of nature, peace and forests. Exclusively for investors who will recognize the value of this location and facility. Dear clients, the agency commission is charged in accordance with the General Terms of Business [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 22786

### Additional contact info

Reference Number: 506432  
Agency ref id: 22786  
Contact phone: +385 95 859 0299