

## TURISTIČKI OBJEKT U GORSKOM KOTARU, Fužine, Commercial property



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	TURISTIČKI OBJEKT U GORSKOM KOTARU
Property for:	Sale
Office space type:	catering
Property area:	1200 m <sup>2</sup>
Number of Floors:	4
Floor:	4
Bedrooms:	50
Bathrooms:	20
Price:	2,100,000.00 €
Updated:	Oct 29, 2024

### 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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### Parking

Number of parking spaces:	7
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### Description

Description:	Fužine, tourist facility, The building is registered as a hostel and offers accommodation and food for its guests. On the ground floor there is a hall, corridors, office premises, restaurant, kitchen, event hall, sanitary facilities for guests and staff, laundry, utility rooms, boiler room and internal staircase for access to the upper floors, in the total floor plan accounting area of 459.13 m <sup>2</sup> All a total of 1,208 m <sup>2</sup> with a warehouse of 210 m <sup>2</sup> . On the first floor there are guest rooms, 12 in total, each with its own bathroom, two rooms - rooms without bathroom, corridors and an internal staircase for access to the attic. In the mezzanine there is a storage room, with a total area of approx. 210 m <sup>2</sup> and kitchen for guests approx. 15 m <sup>2</sup> . In the attic there are guest rooms, a total of 11, of which
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five rooms each have their own bathroom, while the others have two rooms and corridors for each bathroom, with a calculation area of 275.51 m<sup>2</sup>. The building was built in 1925, and in 2001, new mezzanine structures, partition walls, new sanitary facilities were installed in all rooms, and a new electricity and water installation was installed. The roof is wooden with a corrugated sheet cover. The facade was completely renovated in the fall of 2008. The carpentry is PVC and ALU with double glazing. All ceilings are paneled, except in the lobby, kitchen and restaurant. The floors are covered with ceramic tiles, wooden blocks and carpets. All the necessary installation of water, sewerage, electricity, telephone was carried out and everything was connected to the city infrastructure. The heating is from the own boiler room on liquid fuel with a tank located in the yard, and in 2007 the gas tank was put into operation for the needs of the kitchen. The yard is approx. 900 m<sup>2</sup> with access and paved parking spaces. The facility has been operating very successfully for a number of years, and this is a great opportunity to take over a well-established business and a beautiful facility near the lake, in the best tourist destination in Gorski Kotar. I am at your disposal for additional information and sightseeing Mario Vuckovic mobile/viber/whats up: +385(0)98 967 24 64 e-mail: mario.vuckovic@dogma-nekretnine ID CODE: PP1573

### Additional contact info

Reference Number: 676527  
Agency ref id: PP1573