

Fužine - investicijska prilika, zemljište u blizini jezera, Fužine, Land



Seller Info

Name: Relax Nekretnine
First Name: Relax
Last Name: Nekretnine
Company Name: Relax nekretnine d.o.o.
Service Type: Selling and renting
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Region: Primorsko-goranska županija
City: Crikvenica
City area: Crikvenica
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About us: " Relax Nekretnine" real estate

agency specializing in Kvarner, Primorje-Gorski Kotar County (Crikvenica, Jadranovo, Dramalj , Selce, Novi Vinodolski, Vinodol municipality, Krk Island, Senj and surroundings) provides a full range of services to future and potential owners and buyers of their own home, residential / business squares, apartments, land or house.

Entered in the register of real estate agents at the Croatian Chamber of Commerce, we adhere to and comply with all legal regulations and regulations, while guaranteeing the quality of service and access to each client.

Commission fee of 3% + VAT ,

includes all obligations during the transcript, entry in the register and various other services that can save the buyer up to 100 working hours during mandatory regulations and procedures, as well as avoid waiting at counters and other challenges when buying real estate .

OFFICE WORKING HOURS:

Mon - Fri: 08: 00h - 16: 00h

Saturday: 09: 00h - 13: 00h

(May, June, July)

Sunday: Closed

Office address:

Kralja Tomislava 88, 51260

CRIKVENICA

AGENTS 'WORKING

HOURS: 24/7

Listing details

Common

Title:	Fužine - investicijska prilika, zemljište u blizini jezera
Property for:	Sale
Land type:	Building lot
Property area:	13683 m ²
Price:	1,341,000.00 €
Updated:	Nov 18, 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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Description

Description:	For sale: a building plot of 13,683 m ² , located in a peaceful and naturally rich area
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of Fužine, just 100 meters from the shores of Lake Bajer. This unique location offers perfect conditions for the development of residential and tourist projects, with clearly defined urban planning guidelines and high investment potential. The land provides flexible building and parceling options, with plot sizes ranging from 250 to 2,500 m², suitable for various types of structures. Construction is permitted up to four above-ground floors, with a maximum height of 15.2 meters, allowing for diverse project opportunities. In addition to traditional residential and tourist properties, this land is particularly suitable for building A-frame houses, whose innovative design perfectly complements the natural ambiance of Fužine. One of the key advantages of this plot is its proximity to Lake Bajer, a popular tourist destination that attracts visitors year-round. In winter, Fužine delights with snowy landscapes, while in summer it offers fresh mountain air and numerous outdoor activities. The location is ideal for projects such as luxury homes, boutique hotels, or modern A-frame accommodations, increasingly popular for their unique appearance and seamless integration into the natural environment. In addition to its natural beauty, the land boasts excellent transport connectivity, making it easily accessible to future investors, tourists, and residents. The connection to main roads ensures convenient access and practical transportation, further enhancing the appeal of this location for development projects. Special attention has been given to nature conservation and landscaping. Urban planning conditions require at least 20% of each plot's surface to be landscaped, ensuring harmony with nature and preserving the charm of Gorski Kotar. In addition to primary structures, there is the possibility of building auxiliary facilities such as garages, storage units, and canopies, ensuring additional functionality and increasing the overall value of future properties. This plot represents a perfect opportunity for investors and developers seeking a location with high investment return potential. Whether you wish to develop luxury residential units, multi-family buildings, tourist facilities, or innovative A-frame projects, this land offers the perfect combination of natural beauty, urban planning flexibility, and transport connectivity. For more information about the spatial plan, construction conditions, and the land itself, feel free to contact us. We are at your disposal for any questions, details, or to organize a site visit. Secure your place in one of the most attractive parts of Gorski Kotar!
ID CODE: 1033

Additional contact info

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