

Fužine - građevinsko zemljište, 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
ZIP code: 51260
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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 - građevinsko zemljište
Property for:	Sale
Land type:	Building lot
Property area:	2730 m ²
Price:	300,300.00 €
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:	A building plot of 2,730 m ² is for sale in the picturesque part of Fužine, just 100
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meters from the shores of Lake Bajer. This unique property offers the perfect opportunity to create a home, vacation house, or a smaller project that fully utilizes the advantages of its natural surroundings and available urban planning amenities. The plot is of regular shape and located in a quiet area with direct access to well-maintained local roads. Proximity to main traffic routes ensures ease of access, while the location itself offers peace and privacy, ideal for those seeking an escape from busy city life. Thanks to the spatial plan, the plot is highly adaptable to your needs. The construction of detached, semi-detached, and row buildings is permitted, with flexible parcelization options. Minimum plot sizes of 250 to 400 m² allow for various development approaches, whether you plan a small family house, vacation home, or functional accommodation units. A special advantage of the plot is the possibility of building up to four above-ground floors, with a maximum height of 15.2 meters. This opens up a wide range of planning possibilities, including adding auxiliary facilities such as garages, storage spaces, or carports. Additionally, at least 20% of the area must be landscaped, ensuring aesthetic harmony with nature and maintaining the natural balance of the area. The proximity of Lake Bajer further enhances the appeal of this land. Located in the heart of Fužine, the lake offers numerous recreational opportunities – swimming, rowing, cycling, and lakeside walks. In winter, snow-covered landscapes create an idyllic atmosphere, perfect for enjoying peace and quiet. This year-round destination makes the land ideal for both private and commercial projects that rely on close proximity to natural attractions. An additional advantage of this property is its perfect balance between privacy and accessibility. While situated in a quiet area, all necessary amenities, including shops, restaurants, and essential services, are within close reach. This makes the land not only attractive for holidays but also a practical choice for everyday living. If you're considering creating a unique space, whether it's a modern home, a family vacation house, or even innovative accommodation solutions like A-frame houses, this land offers ideal conditions to realize your ideas. Contact us for more information or to arrange a visit to this location. This land is waiting for your project – seize the opportunity to create something truly special in one of Croatia's most beautiful regions. ID CODE: 1032

Additional contact info

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