

## Fužine - Investicijsko građevinsko zemljište, Fužine, Land



### Seller Info

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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 - Investicijsko građevinsko zemljište
Property for:	Sale
Land type:	Building lot
Property area:	10953 m <sup>2</sup>
Price:	1,095,000.00 €
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:	Attractive Building Plot for Sale in M1 Zone, Covering 10.953 m <sup>2</sup> , in the Heart of
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Fužine Located just 100 meters from the stunning Bajer Lake, in the idyllic mountain setting of Gorski Kotar. This plot offers an ideal opportunity for investors due to its strategic location and urban planning conditions that allow for the construction of family and residential buildings. Fužine is an increasingly popular tourist destination thanks to its unique combination of natural beauty and proximity to the sea. The growing number of tourist arrivals highlights the need for additional accommodation facilities. Building Size and Surface Guidelines: Plot Coverage Coefficient (kig): For freestanding structures: 0.40 For semi-detached structures: 0.40 For row houses: 0.50 Maximum Utilization Coefficient (kis): For buildings with up to three above-ground floors: Freestanding: 1.6 Semi-detached: 1.6 Row houses: 2.0 For buildings with four above-ground floors: Freestanding: 2.0 Semi-detached: 2.0 Row houses: 2.5 Maximum Number of Floors: Four floors total, of which only three may be above ground. Exceptionally, five floors are allowed (basement + ground floor + first floor + attic) if the building has two apartments and is located on sloping terrain. Maximum Building Height: For buildings up to three above-ground floors: Maximum height: 7.20 meters Maximum total height: 11.0 meters For buildings with four above-ground floors: Maximum height: 10.70 meters Maximum total height: 15.20 meters Maximum Ground Floor Area: For all building types: 500 m<sup>2</sup> Minimum Ground Floor Area: For all building types: 64 m<sup>2</sup> Plot Landscaping: 20% of the plot must be landscaped and maintained with greenery. Existing greenery must be preserved and incorporated into planning and design. Fences: Street-side fences may be made of stone, brick, concrete, or metal, in line with local standards, up to 1.5 meters high. The base up to 1 meter must be solid (stone, brick, concrete), and the rest can be an open structure (vegetation, wooden, or metal grids). Retaining walls: To manage slopes or height differences, retaining walls may be built from stone or clad with stone up to 1.5 meters high. Higher walls must be terraced, with a horizontal offset of at least 1.5 meters and a maximum individual terrace height of 1.5 meters, with green spaces in between. Fences and retaining walls should harmonize with the village's aesthetics and the surrounding environment. The proximity to Bajer Lake, just steps away, enhances the appeal of this location and makes it ideal for developing tourism facilities. With natural attractions nearby and excellent transport connections to Zagreb and Rijeka, this area attracts an increasing number of visitors seeking a peaceful and healthy environment. This building plot is an outstanding investment opportunity for anyone looking to capitalize on the growing tourism trend in Fužine and Gorski Kotar. Don't miss the chance to invest in a flourishing tourist destination with great potential. ID CODE: 1022

## Additional contact info

Reference Number: 682633  
Agency ref id: 1022  
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