

House

Fužine, Kvarner



Ref	RE-U-37648
Type	House
Region	Kvarner > Rijeka
Location	Fužine
Front line	No
Sea view	No
Floorspace	124 sqm
Plot size	400 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 415 000

GORSKI KOTAR, FUŽINE - Premium Wooden House (124 m²) Near the Lake + 400 m² Surrounding Land!

We are pleased to present this unique **newly built wooden house**, constructed entirely from **machine-processed logs** with a **diameter of 23 cm**. Located in a **highly attractive area** in Fužine, the house is just a **short distance from Lake Bajer and Lake Lepenica**.

House Layout:

Ground Floor:

- Spacious **living room, kitchen, and dining area**
- **One bedroom**
- **Bathroom + separate toilet**
- **Three terraces:**
 - One accessible from the living/dining area
 - One with a **jacuzzi**, accessible from the bathroom
 - One next to the **outdoor barbecue**

Upper Floor (High Attic):

- Open **gallery**
- **Hallway**
- **Two bedrooms**
- **Bathroom**

House Features & Amenities:

Underfloor heating with **WiFi control**

Air conditioning

Built-in wood-burning fireplace with blower

Video surveillance

Jacuzzi

Large outdoor fireplace/barbecue in the yard

A perfect blend of **nature, comfort, and modern amenities**, this home is ideal for both **permanent living and vacationing**.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on

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commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Spa
Modern

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Price per m²:
3.347 €

Average price/m² of this type
in this region:
2.239 €

Median price/m² of this type
in this region:
2.160 €

Average price/m² of this type
in Croatia:
3.017 €

Median price/m² of this type
in Croatia:
2.624 €

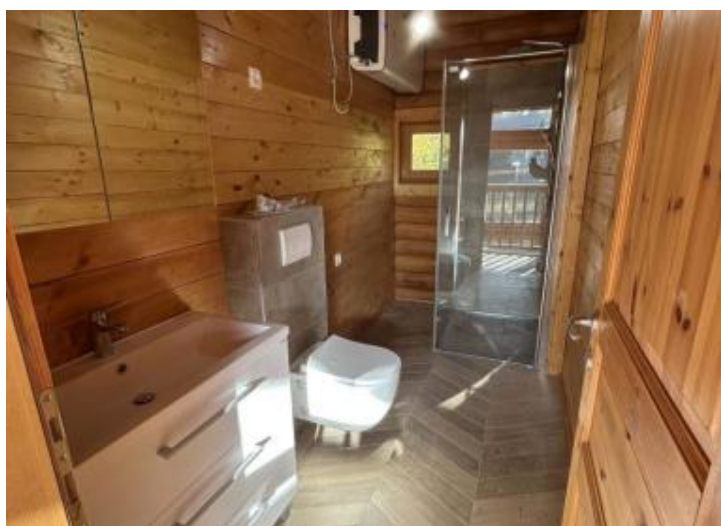
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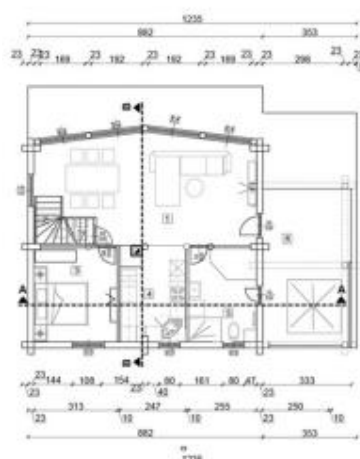


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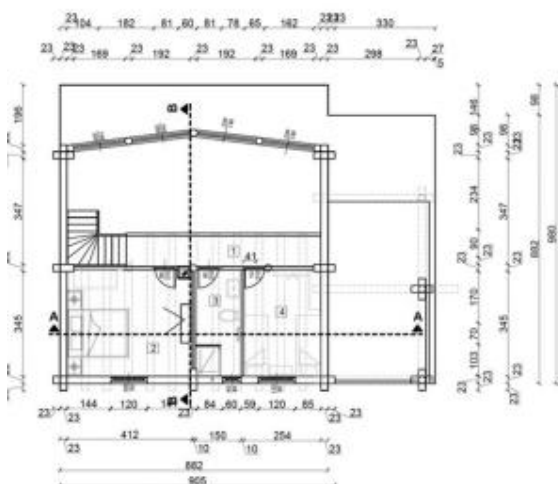
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TLOCRT PRIZEMLJA:



- 1 DNEVNI BORAVAK I BLAT
drvene oblice
P=29,57 m²
- 2 STEPENIŠTE
drvene oblice
P=2,48 m²
- 3 SOBA
drvene oblice
P=10,83 m²
- 4 KUHINJA
keramičke pločice
P=8,69 m²
- 5 KUPAONICA SA SAUNOM
keramičke pločice
P=8,88 m²
- 6 NATKRIVENI PREDULAZ
keramičke pločice
P=10,10 m²
- 7 WC
keramičke pločice
P=2,02 m²



TLOCRT KA

- 1 HODNIK
drvene c
P=6,41 r
- 2 SPAVAĆ
drvene c
P=14,40
- 3 KUPAONI
drvene c
P=5,15 r
- 4 SPAVAĆ
keramičk
P=8,88 r