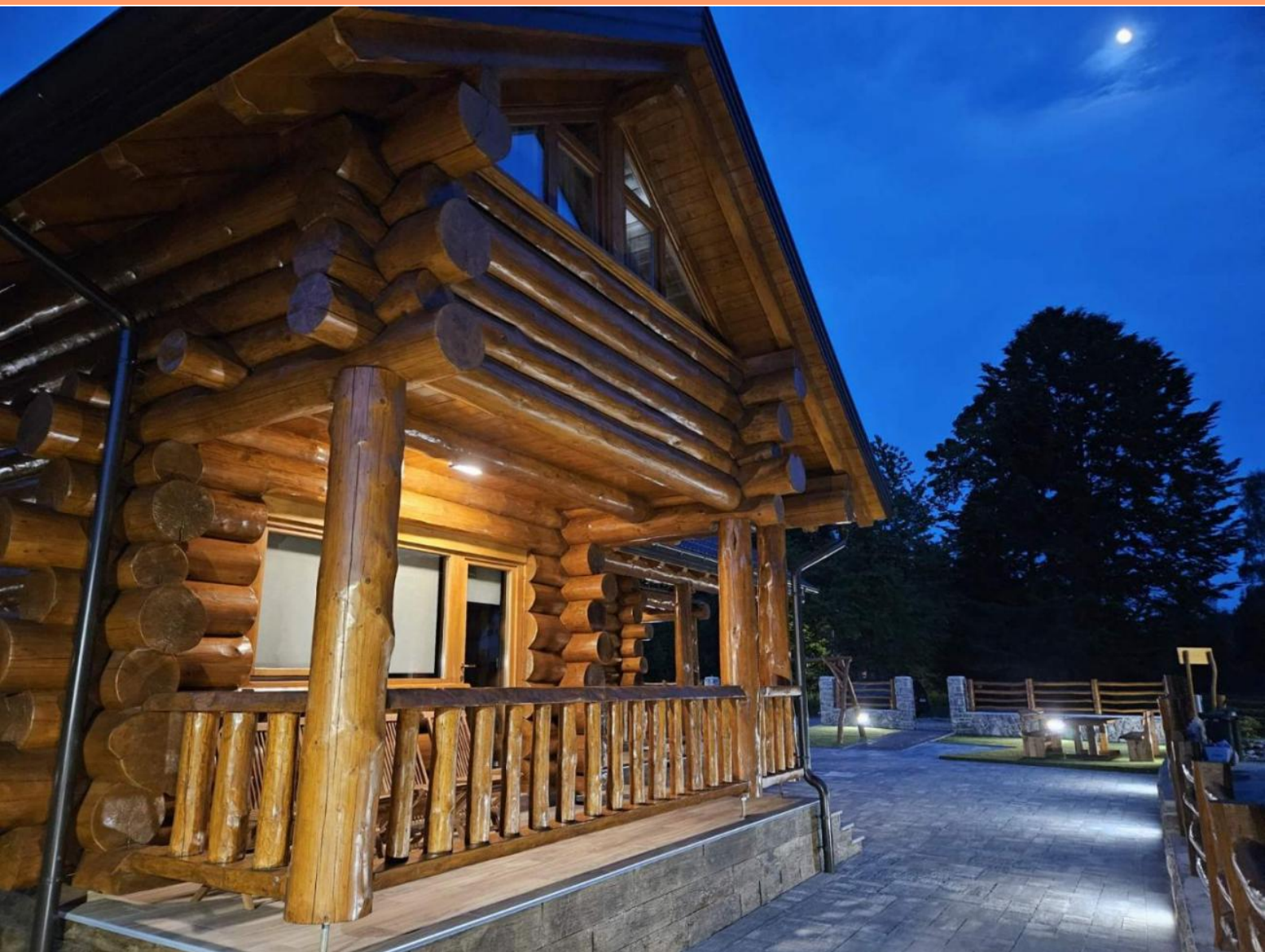


House

Fužine, Kvarner



Ref	RE-U-39699
Type	House
Region	Kvarner > Rijeka
Location	Fužine
Front line	No
Sea view	No
Floorspace	135 sqm
Plot size	648 sqm
No. of bedrooms	3

House

Fužine, Kvarner



No. of bathrooms

2

Price

€ 675 000

House

Fužine, Kvarner



Holiday house for sale in Fužine, Gorski Kotar, offering a total living area of 135 square meters on a 648 square meter plot, set in a peaceful natural environment ideal for relaxation, tourism, or investment.

This property represents an excellent opportunity within the real estate in Croatia for sale market, especially for buyers looking for a high-quality holiday home or a profitable rental property in one of the most attractive mountain regions of Croatia.

The house features three bedrooms, a kitchen, a spacious living room, and two bathrooms, providing comfort and functionality for family living or guest accommodation. A dedicated SPA relaxation area includes a hydromassage bathtub and a sauna, creating a private wellness experience, while the landscaped yard offers a terrace with a barbecue area for outdoor enjoyment.

On the ground floor, the living room and kitchen are directly connected to the terrace, creating a seamless indoor-outdoor living space. A fireplace adds warmth and atmosphere, making the house equally appealing during winter months. The upper floor features a beautiful 20 square meter terrace with open views of the surrounding natural landscape, offering a peaceful and scenic retreat.

This holiday house is constructed from exceptionally high-quality solid logs, using a handcrafted combination of fir and spruce with diameters ranging from 29 to 50 centimeters. The property is built on double foundations, ensuring durability and stability, while the wood is protected with five layers of premium lacquer from the German manufacturer Renner. Additional attention to detail is seen in the terrace railings, where the logs are raised from the base to provide enhanced protection from rain and snow.

An external terrace surrounds the entire house and measures 44 square meters, finished with ceramic tiles that extend throughout the ground floor interior, where underfloor heating is installed. The upper floor features oak parquet flooring, with radiator heating connected to a modern heat pump system, ensuring energy efficiency and year-round comfort.

The yard includes a gazebo and barbecue area, making it ideal for social gatherings and relaxation in nature. The property has clear and orderly ownership documentation, making it ready for immediate sale. This holiday house in Fužine, Gorski Kotar, stands out as a rare opportunity for buyers seeking quality construction, wellness features, and strong rental potential in the Croatian real estate market.

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 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

House

Fužine, Kvarner



Sauna
Floor heating
Modern

House

Fužine, Kvarner



Price per m²:
5.000 €

Average price/m² of this type
in this region:
2.251 €

Median price/m² of this type
in this region:
2.167 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

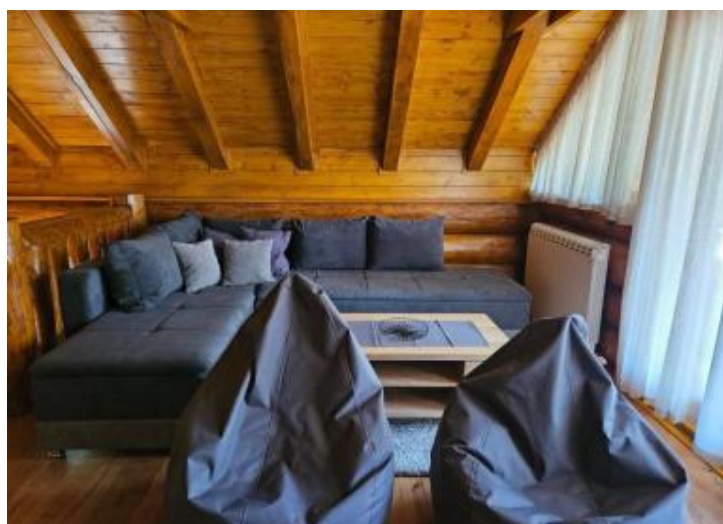
House

Fužine, Kvarner



House

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House

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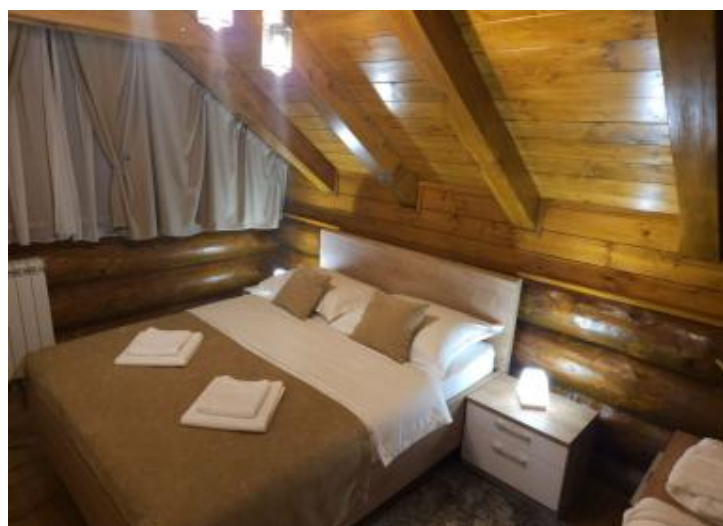
House

Fužine, Kvarner



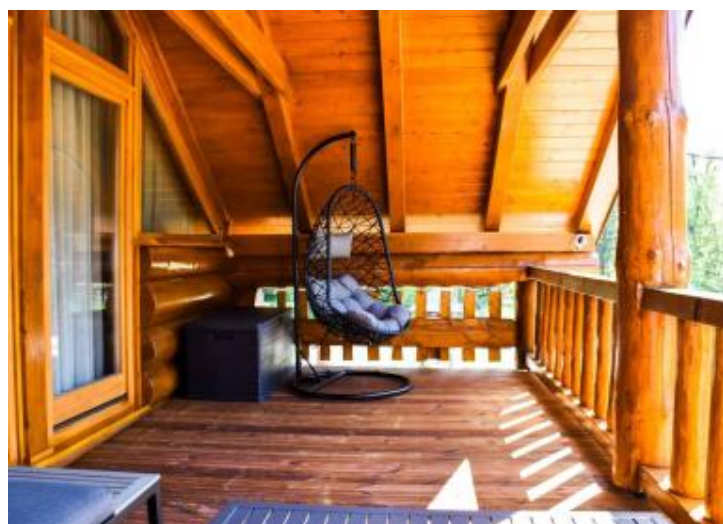
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Fužine, Kvarner



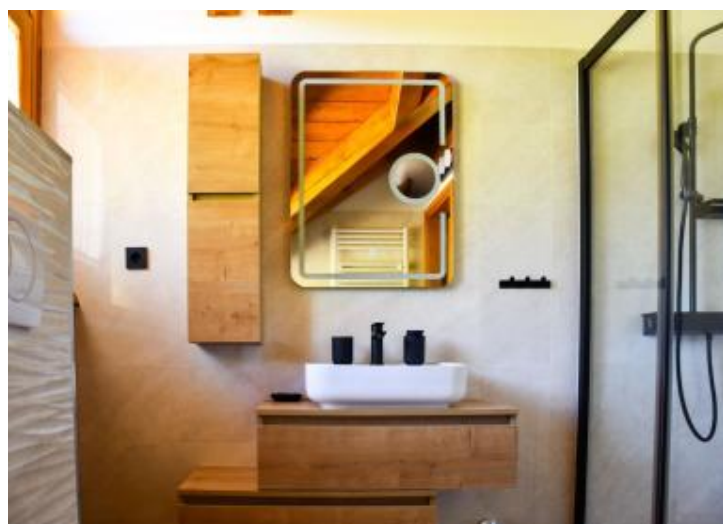
House

Fužine, Kvarner



House

Fužine, Kvarner



House

Fužine, Kvarner



House

Fužine, Kvarner

