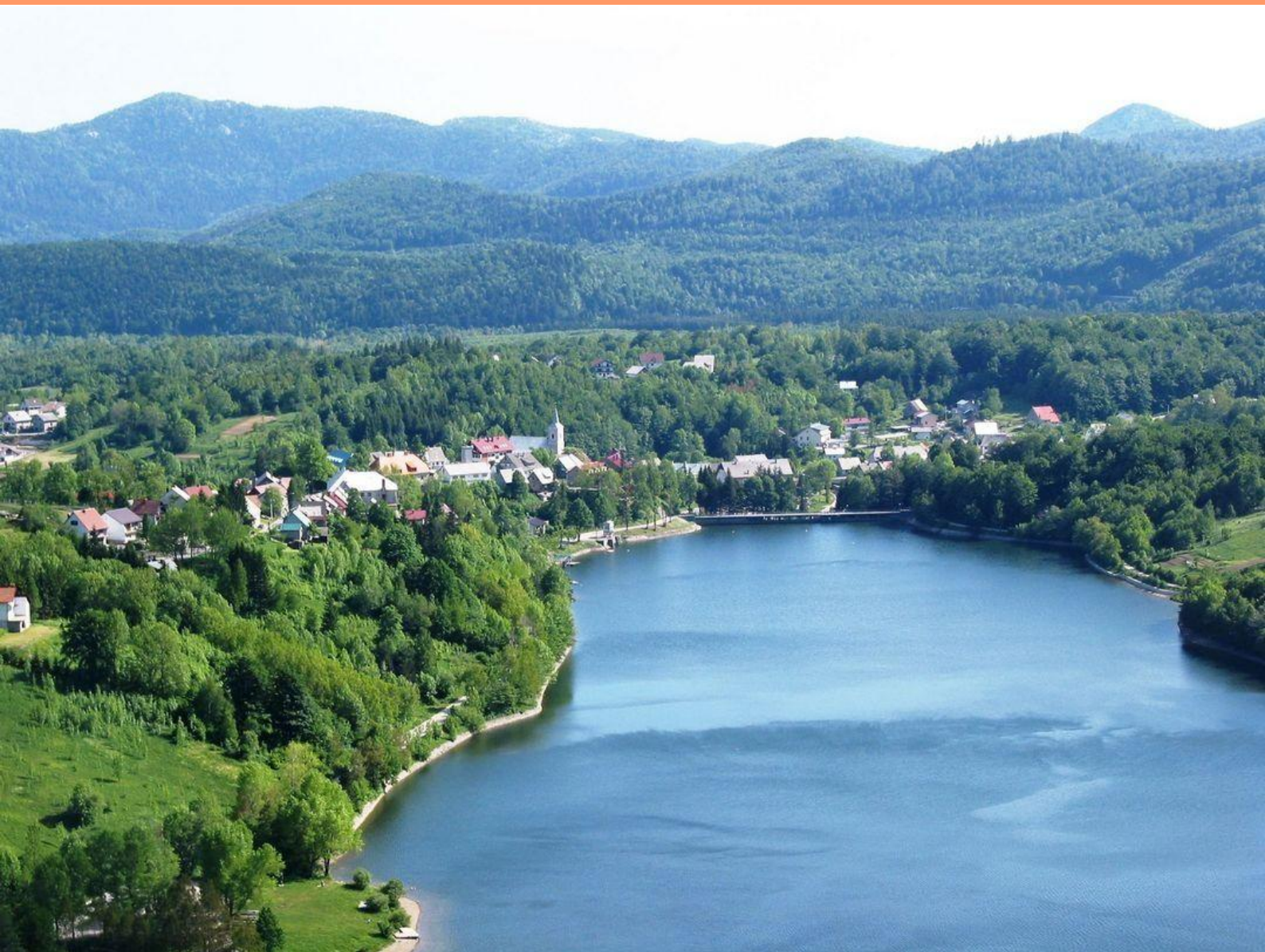


Land plot

Fužine, Kvarner



Ref	RE-U-45142
Type	Land plot
Region	Kvarner > Rijeka
Location	Fužine
Front line	No
Sea view	Yes
Plot size	12169 sqm
Price	€ 1 900 000

Land plot

Fužine, Kvarner



An exclusive building plot for sale in Gorski Kotar, Fužine, located directly on the shore of Lake Bajer, one of the most beautiful and sought-after natural locations in the region. Positioned at the meeting point of the Mediterranean, the Pannonian lowlands, and the Alpine zone, Gorski Kotar has long been known for its stimulating yet mild mountain climate, making it an exceptional destination throughout all seasons.

Winters in Gorski Kotar are typically long and crisp, creating ideal conditions for enjoying snow-covered landscapes and winter sports. Spring arrives later than in coastal areas, but the awakening of nature after a long winter is a truly unique and breathtaking experience. Summers offer pleasantly mild daytime temperatures with cool, refreshing nights, providing perfect relief from extreme heat and ensuring a high quality of rest. Autumn captivates with rich colors and harvest traditions, while the clean mountain air and peaceful rural surroundings contribute to the area's reputation as a natural climatic health resort with proven regenerative benefits.

This exclusive land is situated next to Lake Bajer in Fužine and consists of multiple building parcels with a total surface area of 12,169 m². There is also the possibility to purchase a smaller portion of approximately 5,000 m². The land benefits from access from two sides, which further enhances its development potential and flexibility.

What truly makes this property exceptional is its unique and irreplaceable location. Positioned in the first row to the lake, it offers uninterrupted views and direct proximity to the water, opening up a wide range of development possibilities, from luxury residential projects to tourism and leisure-oriented concepts.

For this land, a professional analysis and conceptual spatial design have been prepared by a licensed architect. The documentation defines the construction potential, possible development scenarios, and optimal use of the space in full compliance with current spatial planning regulations. This makes the property a rare and secure investment opportunity in one of the most attractive natural settings in Croatia.

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:

Urbanized

Land plot

Fužine, Kvarner



Price per m²:
156 €

Average price/m² of this type
in this region:
277 €

Median price/m² of this type
in this region:
149 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
187 €

Land plot

Fužine, Kvarner

