

# House

## Fužine, Kvarner



<b>Ref</b>	RE-U-12671
<b>Type</b>	House
<b>Region</b>	Kvarner › Rijeka
<b>Location</b>	Fužine
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	99 sqm
<b>Plot size</b>	28006 sqm
<b>No. of bedrooms</b>	2

# House

## Fužine, Kvarner



**No. of bathrooms**

1

**Price**

€ 270 000

# House

## Fužine, Kvarner



New building with a spacious garden in Fuzine!  
Total area is 99 sq.m. Land plot is 28006 sq.m.

The house is constructed entirely from machine-cut logs/shapes with a diameter of 23 cm and is offered for sale with a land plot spanning 28,006 m<sup>2</sup>.

Of this, 718 m<sup>2</sup> is designated for construction (where the house is built), and 27,288 m<sup>2</sup> is agricultural land. The agricultural land is fully organized and prepared for farming, having been completely leveled and plowed. Seasonal crops are currently planted on 12,000 m<sup>2</sup> of the land. An irrigation well has been drilled on the property, meeting all water law requirements, and the necessary permits for drilling and using the well have been obtained.

The house is in the final stages of construction and is ready for immediate use or occupancy. It comprises a high ground floor and a spacious attic. The ground floor features a living room, kitchen, dining area, bathroom, and two terraces. The attic includes a hallway, two bedrooms, and a balcony/loggia.

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.

# House

## Fužine, Kvarner



Price per m<sup>2</sup>:  
2727 €

Average price/m<sup>2</sup> of this type  
in this region:  
2018 €

Median price/m<sup>2</sup> of this type  
in this region:  
1933 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2886 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €



# House

Fužine, Kvarner



# House

Fužine, Kvarner





# House

Fužine, Kvarner



# House

## Fužine, Kvarner

