

House

Tounj, Kvarner



Ref	RE-U-26238
Type	House
Region	Kvarner > Opatija
Location	Tounj
Front line	No
Sea view	No
Plot size	52088 sqm
Price	€ 93 000

Huge estate in Tounj, over 5 hectares of land!

The property includes a main house, several outbuildings, a courtyard, arable land, and pastures spanning 1,780 m². Additionally, there is an orchard covering 1,646 m² adjacent to the house. The estate is surrounded by fields, meadows, and pastures. Perhaps the most valuable aspect of this property is the ownership of healthy beech, oak, and hornbeam forests, covering a total area of 18,900 m².

This exceptional estate presents an excellent investment opportunity. Although the house and outbuildings are in need of demolition, they are built on sturdy stone foundations. With the right investment, this property could be transformed into a large estate featuring vacation homes. The extensive surrounding fields offer the potential for agricultural development, making it ideal for establishing a family farm. The pastures could accommodate livestock, creating a ranch with horses or similar animals, while the rich forests provide opportunities for profitable management.

The estate is situated in a small, picturesque village on the Tounjčica River, which flows into the Mrežnica River a few kilometers away. The village lies along the historic Jozefina Road, connecting Karlovac to the sea. It is 76 km from Zagreb, 70 km from Rijeka, and the same distance from Senj and its nearest beaches. The property is well-suited for tourism, and the ongoing development of the region in response to tourism demand makes this unique investment opportunity even more lucrative.

As this area is under special state care, various tax incentives and benefits are available, making business operations considerably easier. The property also qualifies for small business support programs designed to encourage entrepreneurship and small business development in these specially designated areas.

The municipality of Tounj is strategically located at the juncture of lowland and Pannonian Croatia with the central mountainous region of Gorski Kotar. The construction of the old Jozefina Road and the Zagreb-Rijeka railway in the late 18th century provided Tounj with excellent connectivity to the rest of Croatia and established its role as an intermediary between the agricultural hinterland and the coast. The municipality comprises seven villages and covers an area of 96.46 km².

The historical town of Tounj was first mentioned in records in 1481 under the name Thouni. At that time, the Tounj fortress was owned by Stjepan Frankopan, and the name derives from the word "Htone" (Tonje), meaning "deep water" or "small lake," which aptly describes the village's location above the Tounjčica River.

The most significant cultural monument in Tounj is the 12-meter, two-story stone bridge with three arches spanning the Tounjčica River. The first story was built in 1775, and the second was added in 1836. It is the only bridge of its kind in Croatia and this part of Europe. In front of the bridge stands a statue of a Roman soldier from 1775.

Tounj is also renowned for its top-quality cheese, a true delicacy. The Tounjčica Cave is the most famous in the area, often hosting speleology courses. Nearby, a newly discovered cave over 8 km long has been named the

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Quarry Cave of Tounj.

If you are looking to invest in tourism and desire your own comfortable retreat in a tranquil setting amidst stunning nature, this large estate is the ideal choice.

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.

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Price per m²:
0 €

Average price/m² of this type
in this region:
2681 €

Median price/m² of this type
in this region:
2321 €

Average price/m² of this type
in Croatia:
2885 €

Median price/m² of this type
in Croatia:
2590 €

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