

# Villa

Fužine, Kvarner



<b>Ref</b>	RE-U-13467
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Fužine
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	124 sqm
<b>Plot size</b>	418 sqm
<b>No. of bedrooms</b>	2



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**Price**

€ 415 000



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New built wooden house in Fuzine!  
Total area is 124 sq.m. Land plot is 418 sq.m.

The house is constructed from machine-cut logs/shapes with a diameter of 23cm and is situated in the sought-after location of Fužine, near the Bajer and Lepenica lakes. The property comprises a high ground floor and a lofty attic. The ground floor features a living room, kitchen, dining area, bedroom, bathroom with a sauna, and two terraces—one accessible from the living/dining area and another equipped with a jacuzzi, accessible from the bathroom. The front of the house is entirely glazed, reaching a height of 7.5 meters.

Perched at an altitude of 730 meters above sea level, Fužine is nestled in the southwestern part of Gorski Kotar, surrounded by picturesque mountains, the tranquility of ancient coniferous forests, and the charm of its lakes. Since its inception, Fužine has thrived due to its excellent transportation links and proximity to transit routes—initially the Carolina road connecting the interior to the coast, followed by the railway, and now the Zagreb-Rijeka highway, which shortens the journey to the sea by only half an hour. It's a true delight to spend the day by the sea during the summer and retreat to the refreshing mountain air at night, with many accommodation options available.

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.



Price per m<sup>2</sup>:  
3347 €

Average price/m<sup>2</sup> of this type  
in this region:  
4212 €

Median price/m<sup>2</sup> of this type  
in this region:  
3510 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €



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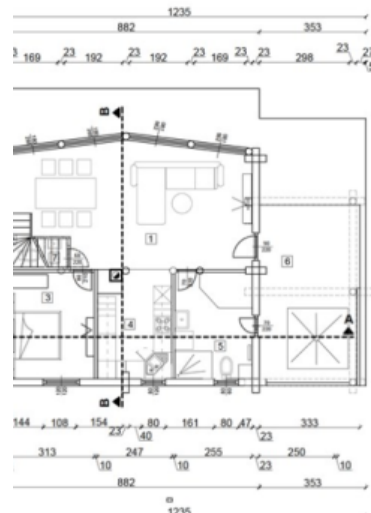
## Fužine, Kvarner





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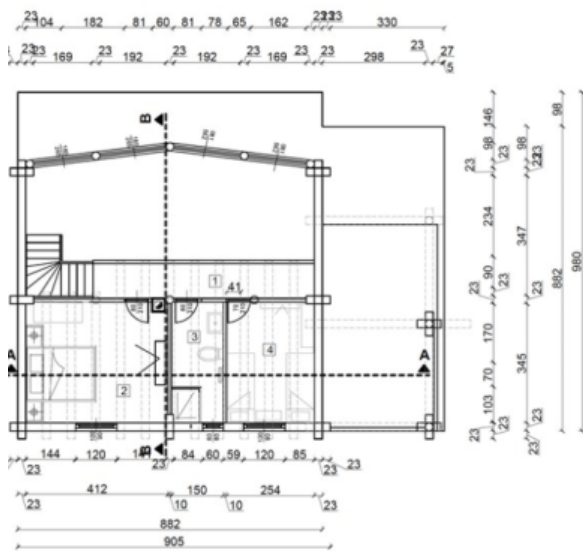
### TLOCRT PRIZEMLJA:

- 1 DNEVNI BORAVAK  
drvene oblice  
P=29,57 m<sup>2</sup>
- 2 STEPENIŠTE  
drvene oblice  
P=2,48 m<sup>2</sup>
- 3 SOBA  
drvene oblice  
P=10,83 m<sup>2</sup>
- 4 KUHINJA  
keramičke pločice  
P=8,69 m<sup>2</sup>
- 5 KUPAONICA SA SA  
keramičke pločice  
P=8,88 m<sup>2</sup>
- 6 NATKRIVENI PREDI  
keramičke pločice  
P=10,10 m<sup>2</sup>
- 7 WC  
keramičke pločice  
P=2,02 m<sup>2</sup>



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### TLOCRI

- 1 HC  
drv  
P=
- 2 SP  
drv  
P=
- 3 KU  
drv  
P=
- 4 SP  
ker  
P=