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Code :	08878
Location :	Fužine
Building size :	4676 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 425.000 €

This land in Fužine presents an outstanding investment opportunity, thanks to its size of 4676 m² and its peaceful yet strategically favorable location. Given its size and position, it offers numerous options for construction, whether for a family home, residential building, or multi-unit complex.

The land is located on a gentle hill with cascading flat areas that provide flexibility in planning and placing structures. Regarding zoning, the majority of the land (approximately 70%) is within the M1 zone, which allows for residential and commercial buildings, while a smaller portion (around 30%) is in the S zone, further increasing development opportunities for different types of properties.

A new road planned for the area will provide access to the upper side of the land, offering additional possibilities for various construction projects. Access to infrastructure (water, electricity, telephone, sewage) is already available in the immediate vicinity, on an asphalt access road, and the land is surrounded by forest, ensuring a high level of privacy and tranquility. There is no immediate traffic, as the land is situated along a secondary road, making this area even more attractive for construction.

Due to its location, size, and infrastructure, this land is ideal for building multiple properties or for creating a family home with ample space for privacy.

An additional advantage of this land is its excellent road connection to larger cities, making it easy and quick to access Rijeka, Zagreb, and surrounding areas. This connectivity makes it ideal for those who want to enjoy peace and privacy while still being close to urban amenities.

Furthermore, Fužine is located at a significantly higher altitude than the coast, which brings more pleasant temperatures, especially during the summer months. This fact makes the land even more attractive, as it offers all the benefits of living in nature, with a pleasant climate and airy conditions, while the proximity to the sea is always available for coastal enjoyment.

The combination of good connectivity, natural surroundings, and

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pleasant climate makes this location an ideal choice for building a family home or an investment project.

For more information or to arrange a site visit, feel free to contact us.