

## ISTRIA ADRIA

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<b>Code :</b>	08903
<b>Location :</b>	Fužine
<b>Building size :</b>	1741 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Energy efficiency :</b>	Not specified

**Price :** 95.000 €



On an attractive location in a peaceful and natural environment, a 1741 m<sup>2</sup> building plot is for sale with an ideal design for a modern family house. This project is designed for a functional and comfortable lifestyle, with carefully planned interiors and outdoor spaces offering privacy and enjoyment of nature. The plot has a regular shape and provides ample space for additional amenities and intimacy.

The family house project includes:



Two floors with an optimized and functional room layout  
Spacious living room, modern kitchen, comfortable bedrooms  
Outdoor space for relaxation, pool, garden, or recreational zones  
Location and Advantages:



Quiet street, just 2.5 km from the entrance/exit of the Vrata highway  
Close to Fužine, Bajer Lake, Lokvarsko Lake, Čelimbaša Ski Resort, and many other Gorski Kotar attractions  
Surrounded by nature, forests, and planned hiking trails  
Infrastructure directly to the plot (water, electricity, road)  
Part of the plot includes its own piece of forest, and the elevated position guarantees an open view  
This plot offers ideal conditions for building a permanent residence or an investment for recreation and rest.



Fužine is located at 730 meters above sea level, in the southwestern part of Gorski Kotar, surrounded by picturesque mountains, the silence of centuries-old coniferous forests, and the beauty of its lakes and surrounding hiking trails. The small and peaceful village of Slavica offers a perfect combination of natural surroundings and good transportation connections to larger towns and urban centers. Rijeka is just 37 km away, and Zagreb is 130 km away. The proximity to the sea and the more pleasant temperatures make it ideal for summer stays in a natural environment.

Contact us for more information and take the opportunity to build your home in this idyllic setting!

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