



## Stara Fužina, Bohinj - An Exclusive Opportunity by Lake Bohinj

EUR 600.000,00



### Property details

Type:	Land
Land included:	2404
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Bohinjsko jezero



## Description

We are exclusively offering for sale a unique property in Stara Fužina, just a few steps from Lake Bohinj.

The property comprises a total of 2,404 m<sup>2</sup>, including:

- 949 m<sup>2</sup> of building land
- 1,455 m<sup>2</sup> of agricultural land with stunning views of Lake Bohinj

A farm outbuilding is located on the building plot, providing an excellent foundation for further development. As the existing structure occupies only a small portion of the building land, it offers the future owner considerable flexibility in planning and implementing a new project. According to the current planning information, the building may also be converted into a residential or tourist accommodation property, further expanding the development potential of the estate.

Under the municipal spatial plan, the area allows for the construction of, among others:

- Single-family and two-family houses
- A small family-run hotel
- Hospitality and accommodation facilities
- An inn or restaurant
- Reconstruction, extension, and vertical expansion of the existing building

The maximum permitted site coverage is 40%, with an allowable building height of Ground Floor + 1 Floor + Attic (GF + 1 + A).

All essential infrastructure, including water supply, sewage, and electricity, is available directly adjacent to the property.

Bohinj is considered one of Slovenia's most sought-after locations. The immediate proximity of Lake Bohinj, the Julian Alps, and the unspoiled nature of Triglav National Park creates a setting that is truly irreplaceable. This is an opportunity to develop in an area where natural beauty, limited supply, and long-term value come together to create something truly exceptional.

**Seller's condition:** The buyer is required to assume payment of the 2% real estate transfer tax.

For more information, please contact us at +386 (0)51 299 065 or [tanja@elitepropertieslovenia.com](mailto:tanja@elitepropertieslovenia.com)



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