

Bohinj – Buildable Land with Scenic Views, Building Permit & Construction Started – Just Steps from Lake Bohinj

840.000 €



Property details

Type:	Land
Land included:	726 m2
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Stara Fužina



Description

Located in one of the most beautiful areas of Bohinj - in the charming village of Stara Fužina, nestled beneath Mount Studor and just a short walk from Lake Bohinj - this 726 sqm plot of buildable land is now for sale. Positioned in the heart of Triglav National Park, on the edge of the village and on a sunny, slightly elevated terrain, the property offers breathtaking panoramic views of the surrounding Bohinj mountains - from Vogel and Rodica to Bogatin and Pršivec.

Building Permit & Infrastructure Ready

- Finalized building permit (issued in 2010) for three residential units in two buildings: a semi-detached home + a standalone house
- Total planned net living space of over 500 sqm
- Utilities connection fees paid
- Valid electricity approvals until 2026
- Construction already started - foundations for one unit have been completed
- All necessary connections (water, electricity, sewage, telephone, TV) are next to the plot
- Asphalted access road

Investment Potential

The property offers excellent potential for:

- Building a private home or vacation retreat
- Developing a residential project for resale
- Establishing a tourism-related business (short-term rentals allowed for up to 50% of living space, as per the municipal spatial plan)

Year-Round Attraction

With Lake Bohinj, hiking and biking trails, alpine pastures, climbing spots, and nearby ski resorts, this location offers year-round appeal for both domestic and international visitors. Buildable plots in Stara Fužina are rare, especially with permits already in place - this is a unique opportunity that shouldn't be missed.

A rare chance in an exceptional location.

Price: €840,000 + VAT (seller is a company)

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT