

An architectural rendering of a modern, two-story house with a steep gabled roof and a large glass facade. The house is surrounded by a well-manicured lawn and a paved patio area. In the foreground, there is a swimming pool with a metal ladder and two lounge chairs. To the left, a small playground with a slide is visible. The sky is blue with scattered clouds.

INVESTMENT SABLJACI LAKE PROJECT

PROJECT IDEA

The project envisions the construction of two houses (net size: 49 m² each), intended for tourist rental, with a shared terrace and swimming pool, and additional facilities such as a grill gazebo and children's playground.

A private access road of approx. 50 m has been built, along with two parking spaces and water and electricity connections.

The land has been cleared and leveled, and a reinforced concrete wall has been constructed along the full length and width of the plot – serving as a retaining wall on the western side, and on other borders as a base for a future fence (approx. 30–40 cm high), built in terraced form.







PROJECT LOCATION

The location was carefully chosen – only about 500 meters from a well-maintained beach area at Lake Sabljaci, restaurants, and a local store, yet far enough from the main road to ensure peace and privacy.

Lake Sabljaci offers a beach, parking lot, cycling trail, and beach bar. In addition to sport fishing, visitors can enjoy kayaking or rowing, while motor boats are prohibited to preserve nature and protect local endangered bird species and wildlife.

The sloped terrain of the plot offers a lovely view of nature, the Klek mountain, and the lake itself.

LOCATION ADVANTAGES

The historic town of Ogulin is about 6 km away, or 5–6 minutes by car, offering walks through the town center, the Frankopan Fortress from the 15th century, and the famous Đula's Abyss (Đulin ponor) – where the Dobra river flows into an underground canyon.

Ogulin provides all modern amenities, including banks, post office, hospital, train and bus station, restaurants, shopping centers, and various services.

Nearby is the stunning Šmit Lake, also known as “Dragon’s Eye” due to its shape and turquoise color – reachable within 10 minutes by car or bike.

Mount Klek and surrounding nature offer routes for hiking, walking, and cycling. Plitvice Lakes National Park, one of Croatia’s natural gems, is just a 45-minute drive away.

Importantly, this location is ideally positioned in central Croatia – 1 hour from Zagreb and its airport, and about the same from the Adriatic coast. Popular coastal destinations like Novi Vinodolski or Senj are reachable within an hour by car.







CURRENT PROJECT STATUS

- **Ongoing works:** The geodetic survey is complete. Excavation and concreting of the foundation slab are currently underway, performed by experienced local contractors.
- **Cost estimate:** A valid quotation and cost breakdown is available from the contractor of modular buildings based on a Swedish license, using high-quality, energy-efficient construction technology.
- **Estimated completion cost:** €200,000 for two houses, a terrace, and a pool.
- **Documentation:** All required documentation is in order. The request for construction has been approved, and the contractor and supervising engineer have been appointed.



PROJECT INVESTMENT

Total investment value:

- 360.000 € (VAT included; tax deductible if purchased by a legal entity)

Payment schedule:

- 50% upon signing the sales agreement
- 40% during structural phase
- 10% upon final delivery

Current project phase:

- Building plot with a valid construction permit for two houses
- Electricity and water connections completed
- Excavation and foundation slab completed
- Project supervision and contractors appointed
- All fees and permits paid in full

Planned milestones:

- Steel frame construction: by Feb 15, 2026
- Full completion and occupancy permit: by Aug 15, 2026

Projected return:

- Estimated net annual income from rental: approx. €28,000, with occasional use by the owner.

ADDITIONAL PURCHASE OPTION

- Purchase during current construction phase: 160,000 € (VAT included)

What is included:

- Building plot of 958 m² with valid building permit
- Electricity and water connections completed
- Private access road built
- Foundation for fence and house terrace completed
- Steel structure for two modular two-story houses (net 49 m² each) installed



A modern house with a large glass facade and a steep gable roof, set in a landscaped yard with a playground and a swimming pool.

**MORE THAN AN INVESTMENT
YOU'RE CREATING A PLACE
PEOPLE WILL REMEMBER.**

Invest today – enjoy forever.