



## Two Luxury 4 Bed Villas For Sale in Sabljaci Lake Ogulin Croatia



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 417,618.59

### Τοποθεσία

Χώρα:	Croatia
Διεύθυνση:	Holiday villas at Sabljaci lake Dujmići
Ταχυδρομικός κωδικός:	47300
Δημοσιεύθηκε:	10/10/2025
Περιγραφή:	Two Luxury 4 Bed Villas For Sale in Sabljaci Lake Ogulin Croatia

Esales Property ID: es5554817

Ribarici bb  
Sabljaci Lake

Ogulin  
Lika  
43 700  
Croatia

Invest in Croatian Tourism: Two Luxury Off-Plan Villas at Sabljaci Lake, Ogulin

This exclusive off-plan project presents a remarkable investment opportunity to acquire two luxury four-bedroom villas designed specifically for high-yield tourist rental, nestled in the scenic and tranquil



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location of Sabljaci Lake near Ogulin, Croatia. Priced at a total investment value of €360,000 (VAT included), this turnkey project offers a projected net annual rental income of approximately €28,000, presenting a highly attractive return in one of Croatia's most strategically located and naturally beautiful inland regions.

## The Vision: Luxury Rental Villas and Shared Amenities

The project centers on the construction of two identical, meticulously designed holiday homes, each with a net size of 49 m<sup>2</sup>. While the net footprint is compact, the design is optimized for efficiency, style, and luxurious comfort, tailored to the demands of the modern tourist market.

The properties are designed to function together as a single premium rental complex, featuring high-quality shared facilities that significantly enhance guest appeal:

- \* Shared Terrace and Swimming Pool: The focal point of the outdoor space, offering guests a dedicated area for relaxation and sunbathing with a beautiful natural backdrop.
- \* Grill Gazebo: A dedicated, covered area for outdoor dining and barbecues, a highly sought-after amenity for family and group holidays.
- \* Children's Playground: An essential feature for attracting the lucrative family tourism market, ensuring the property appeals to a wider demographic.

The properties are being built on a sloped plot that has been expertly cleared and leveled. A reinforced concrete retaining wall has already been constructed along the western side, with the structure also serving as a base for a future low-profile fence on other borders, giving the site a clean, tiered, and protected aesthetic. Access has been secured with a private access road of approximately 50 meters already built, along with two dedicated parking spaces and fully completed water and electricity connections.

## Prime Location and Natural Serenity

The strategic location of these villas ensures both convenience and unparalleled peace. Situated only about 500 meters from the well-maintained Sabljaci Lake beach area, guests will enjoy easy access to swimming, watersports, restaurants, and a local store, all within a short, pleasant walk. Crucially, the site is positioned far enough from the main road to guarantee genuine peace and privacy, a critical factor for a luxury holiday rental.

Sabljaci Lake itself is a hidden gem in inland Croatia, offering an array of recreational activities while maintaining a strong commitment to nature conservation. Visitors can enjoy:

- \* A well-equipped beach with a beach bar and parking lot.
- \* A scenic cycling trail surrounding the lake.
- \* Sport fishing, kayaking, and rowing.
- \* Significantly, motor boats are prohibited to preserve the pristine nature and protect the local endangered bird species and wildlife, ensuring the lake remains a tranquil haven.

The elevated terrain of the plot provides spectacular, unobstructed views of the lake, the surrounding



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nature, and the majestic Klek mountain, offering a constantly evolving, impressive vista.

## Unbeatable Central Croatian Positioning

One of the project's strongest selling points is its ideal central location within Croatia, making it a perfect hub for exploring both the inland capital and the Adriatic coast:

- \* Zagreb: The capital city and its international airport are only one hour away by car, ensuring easy transfers for international guests.
- \* Adriatic Coast: Popular coastal destinations like Novi Vinodolski or Senj are also reachable within approximately one hour by car, giving guests the unique ability to split their holiday between serene lake life and the vibrant seaside.

The historic town of Ogulin is just 6 km away (5-6 minutes by car), providing all the necessary modern amenities including banks, a post office, a hospital, a train and bus station, restaurants, shopping centers, and various essential services. Ogulin is also rich in history and local folklore, offering attractions such as the 15th-century Frankopan Fortress and the famous Đula's Abyss (Dulin ponor), where the Dobra river flows into an underground canyon.

## Project Status and Timetable for Completion

This is a well-managed project with significant work already completed, minimizing risk and providing clear milestones for completion:

### Current Project Phase (Ready-to-Build):

- \* Valid Construction Permit for two houses is secured.
- \* All fees and permits paid in full.
- \* Geodetic survey is complete.
- \* Electricity and water connections are completed.
- \* Excavation and concreting of the foundation slab are complete—the most critical and often delayed initial stages are finished.
- \* The land has been fully prepared with retaining walls and a private access road.
- \* Project supervision and experienced local contractors have been appointed.

### Planned Milestones for Delivery:

- \* Steel frame construction: Targeted by February 15, 2026.
- \* Full completion and occupancy permit: Targeted by August 15, 2026.

The transparent Payment Schedule is structured to align with construction progress, ensuring buyer funds are protected and only released upon achieving key structural phases:

1. 50% upon signing the sales agreement.
2. 40% during the structural phase.



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3. 10% upon final delivery and receipt of the occupancy permit.

## A High-Return Investment Opportunity

With a total investment of €360,000 (VAT included), this project is uniquely positioned to capitalize on the growing demand for authentic, nature-based, and strategically located high-quality holiday rentals in Croatia.

The projected net annual income of approximately €28,000 demonstrates the strong return potential, especially considering the added flexibility of occasional owner use. Furthermore, for buyers purchasing through a legal entity, the VAT is tax-deductible, further improving the net investment cost.

This off-plan purchase allows the new owner to secure a luxury, professionally managed development at a competitive price, with the clear and imminent delivery date of August 2026 ensuring a rapid turnaround from investment to income generation. It represents a rare chance to own a piece of Croatian paradise, offering both a lucrative income stream and a stunning personal retreat perfectly positioned between Zagreb and the Adriatic Sea.

## ABOUT THE AREA

Sabljaci Lake, often affectionately referred to by locals as 'The Sea of Ogulin,' is a captivating, tranquil reservoir located near the historic town of Ogulin in central Croatia. As one of the country's largest lakes, spanning approximately 170 hectares, it was artificially created on the course of the Zagorska Mrežnica river, yet it perfectly blends into the surrounding landscape, offering views that resemble a large, peaceful sea bay. The lake's strategic position in Croatia's green heartland provides a serene escape from the bustle of the coast, attracting visitors seeking a nature-focused retreat. Surrounded by rolling hills and with the dramatic outline of the Klek mountain visible in the distance, the area is a true hidden gem for those appreciating unspoiled natural beauty and clean, fresh air.

The lake is a hub for year-round recreation, catering to various interests while maintaining a strong commitment to conservation. Activities on the water are highly popular, including swimming, rowing, sailing, and windsurfing. Crucially, motorized boats are prohibited, ensuring the preservation of the tranquil environment and the protection of local wildlife, such as the beautiful white swans and large flocks of black coots that winter here. Furthermore, Sabljaci is a renowned destination for sport fishing, being exceptionally rich in fish species like local trout, grass carp, chub, and the prized tench. The surrounding area is well-equipped with amenities like a maintained beach, a beach bar, and dedicated cycling and walking trails, ensuring convenience for visitors enjoying the natural park-like setting.

Beyond the immediate lakeshore, the location offers excellent access to both urban centers and significant Croatian landmarks. The historic town of Ogulin is just a short drive away, offering all essential modern amenities—including a hospital, banks, and shopping centers—along with a rich cultural heritage centered around the 15th-century Frankopan Fortress and the legendary Đula's Abyss. Furthermore, Sabljaci is ideally situated in central Croatia, acting as a convenient gateway to the entire country. It lies approximately an hour's drive from the capital city of Zagreb and about the same travel time from the Adriatic Sea and coastal towns like Novi Vinodolski or Senj, providing a unique



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opportunity to experience Croatia's diverse landscapes from one central base.

For international travelers, the Sabljaci Lake area benefits from excellent accessibility to major Croatian airports. The closest international gateway is generally Rijeka Airport (RJK), situated approximately 50-60 kilometers away, making it the fastest option for transfers. Alternatively, Zagreb International Airport (ZAG) is the largest and most frequent hub, located about an hour's drive (around 83 kilometers) to the northeast. This proximity to both an Adriatic-based regional airport and the country's main international terminal underscores the location's prime position, balancing peaceful seclusion with seamless connectivity for tourism and residential appeal.

## MAiN FEATURES:

- \* 200m<sup>2</sup> of living space
- \* 985m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Croatia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	200 τ.μ
Μέγεθος αυλής:	985 τ.μ

### **Lease terms**

Date Available:

### **Contact information**

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