

# Land plot

## Rovinj, Istria



<b>Ref</b>	RE-U-30268
<b>Type</b>	Land plot
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	5000 m
<b>Plot size</b>	138800 sqm
<b>No. of bedrooms</b>	3
<b>Price</b>	€ 3 150 000

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Land complex of 138 800 sq.m. in Rovinj area with impressive antiquity, mere 5 km from the sea!  
Of 138 800 sq.m. of land - 8700 sq.m. are within construction zone.  
Great investment potential!

Nestled on a stunning estate far from the city's noise and chaos, there is a charming stone station that exudes enchantment.

There is a ground-floor building, along with two additional structures on the property on the terrain.

The main building, with a total floor area of 422m<sup>2</sup>, includes both a ground floor and a first floor, requiring complete renovation to restore it to its former glory.

A cistern with a 25m<sup>2</sup> footprint is located next to the property, while behind it, there is space for another planned building with a 94m<sup>2</sup> footprint.

The estate covers a vast area, with approximately 8,700m<sup>2</sup> designated for construction around the station, offering the future owner the flexibility to build additional facilities as desired. The remaining 127,117m<sup>2</sup> is designated for agricultural use. Essential infrastructure, including electricity and water, is already present on the land, along with a new substation. The property also includes a gas pipeline, water supply, and HEP (electricity) lines.

Located just 5 kilometers from the sea and beautiful beaches, this property is fully owned, with no encumbrances. It offers a unique opportunity for luxurious family living or as an investment in elite tourism. Positioned only 10 km from the center of Rovinj, in the direction of Bal, and set back from the main road, it promises complete peace and privacy. This exceptional property is certainly worth your attention.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
23 €

Average price/m<sup>2</sup> of this type  
in this region:  
171 €

Median price/m<sup>2</sup> of this type  
in this region:  
131 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
180 €



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Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



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