

Land plot

Rovinj, Istria



Ref	RE-U-35205
Type	Land plot
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	1000 m
Plot size	3000 sqm
Price	€ 2 200 000

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Only 1 kilometer from the first beach in Rovinj is this beautiful building land plot of mixed (M1) use, with several shopping centers in the immediate vicinity.

Total area of the land is 3000 sq.m.

As per local UPU - the buildability of the land is 30%. It is possible to build a basement floor + ground floor + first floor.

It is possible to build 4 buildings with 4 residential units each + business premises.

There is an existing access road to the land itself. All the necessary infrastructure is present - electricity, energy, water supply, telephone/internet network and city sewerage are located next to the land itself.

The microlocation is quiet enough in a neighborhood of mostly new buildings and houses. Considering the location, this land can be very useful for the construction of several residential buildings and as such very interesting for investment in buildings for further tourist rental.

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 m²:
733 €

Average price/m² of this type
in this region:
171 €

Median price/m² of this type
in this region:
131 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
180 €

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