

Land plot

Rovinj, Istria



Ref	RE-U-36260
Type	Land plot
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	700 m
Plot size	3270 sqm
Price	€ 588 600

Building Plot for Sale in Rovinj - Ideal for Tourism Development, mere 700 Meters from the Sea!

Located in Rovinj, the long-standing champion of Croatian tourism with the highest number of overnight stays by both domestic and international guests, this **3,270 m² building plot** offers a fantastic opportunity for development in the thriving tourism industry.

Property Details

The plot is situated in Rovinj's **Tourist and Economic Zone**, governed by the city's General and Spatial Development Plan. It is designated for:

- **T1:** Hotel construction
- **T2:** Tourist resort construction
- **T3:** Tourist camp construction

These designations allow for the development of the mentioned facilities. Permits for construction can be obtained quickly, enabling rapid project execution to prepare for the tourist season.

Infrastructure

- **Water and electricity:** Available in close proximity to the plot

Location

- **Distance from the sea:** Approximately **700 meters** (as the crow flies)
- **Distance from the city center:** Around **4.5 km**
- Situated near the **Polari settlement**, the plot is easily accessible and surrounded by popular tourist facilities.

Ownership

The property has **clear and organized ownership**, making the purchase process straightforward.

Surroundings

The area experiences a **high frequency of tourists** during the season, with various attractions and amenities nearby, enhancing its appeal for potential development projects.

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This plot is ideal for those looking to develop a hotel, boutique hotel, apartments, or rental villas with pools in one of Croatia's top tourism destinations.

Contact us for more information or to arrange a viewing.

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:
180 €

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:
268 €

Median price/m² of this type
in Croatia:
181 €

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