

Land plot

Rovinj, Istria



Ref	RE-U-36259
Type	Land plot
Region	Istria > Rovinj
Location	Rovinj
Front line	No
Sea view	No
Distance to sea	700 m
Plot size	5151 sqm
Price	€ 927 180

Building Plot of 5,151 m² for Sale in Rovinj - Exceptional Tourism Investment Opportunity!

Located in Rovinj, Croatia's premier tourism destination known for the highest number of overnight stays by both domestic and international visitors, this **building plot of 5,151 m²** offers outstanding potential for development in the tourism sector.

Key Information

- **Zoning:** The land is part of Rovinj's **Tourist and Economic Zone**, as outlined in the city's General and Spatial Plan. It is designated for:
 - **T1:** Hotel construction
 - **T2:** Tourist resort construction
 - **T3:** Tourist camp construction

Permits for construction can be obtained quickly, enabling investors to begin development and prepare for the tourist season without delay.

Infrastructure

- **Water and septic tank:** Installed on-site
- **Electricity:** Located in close proximity

Location Benefits

- **Proximity to the sea:** Approximately **700 meters** (as the crow flies)
- **Distance from the city center:** About **4.5 km**
- **Road Access:** The plot is adjacent to a road, ensuring easy accessibility.

Plot Features

- **Construction-Ready:** The plot has been cleared and prepared for immediate development.
- **Sea View:** The property offers beautiful views of the sea.
- **Enclosure:** Fully surrounded by a concrete wall, with a wrought iron fence and a large sliding gate for security.
- **Structure on the Plot:** A **68 m² ruin**, which can be adapted into a functional building, such as a home or facility to suit the investor's needs.

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Surroundings

- Located near the **Polari settlement**, the plot is surrounded by thriving tourist facilities with high guest traffic during the tourist season.

This property is ideal for those looking to develop a boutique hotel, resort, or other tourist accommodations in Rovinj, one of Croatia's most sought-after coastal destinations.

Contact us today for more information or to schedule 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:
180 €

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