



RefRE-U-36259TypeLand plotRegionIstria > Rovinj

Location Rovinj
Front line No
Sea view No
Distance to sea 700 m
Plot size 5151 sqr

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 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 m**² 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.



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.



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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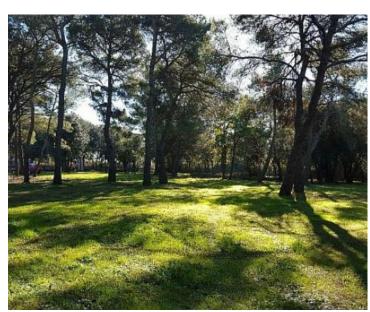
















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