

# Land plot

## Rovinj, Istria



<b>Ref</b>	RE-U-13962
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1000 m
<b>Plot size</b>	4330 sqm
<b>Price</b>	€ 1 860 000

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Advantageous urbanized land plot for sale in Rovinj!

It is located 1 km from the sea.

Total area is 4330 sq.m.

Purpose of land is M - mixed - it means free disposal of land.

It is within the scope of the new UPU (local urban plan).

Land buildability is 30%.

It is possible to build three-storey building with a basement + ground floor + first floor.

The access road is existing to the land.

All the necessary infrastructure is present - el. energy, water supply, telephone / internet network and city sewerage are located next to the land.

The microlocation is quiet enough in the settlement of mostly new buildings and houses.

This beautiful building land of mixed (M1) purpose is located just 1 kilometer from the nearest beach, with several shopping centers in the immediate vicinity. It falls within the scope of the new Spatial Development Plan (UPU).

The land consists of 3 cadastral parcels, and on each of them, it is possible to build 4 residential units. The total gross area of the residential space for all three plots is 2350 m<sup>2</sup> gross or 1650 m<sup>2</sup> net.

There is an existing access road to the land. All necessary infrastructure is present - electricity, water supply, telephone/internet network, and city sewage are available on the land.

The micro-location is fairly quiet in an area primarily consisting of new buildings and houses.

Given its location, this land can be very suitable for the construction of multiple residential buildings and, as such, very attractive for investment in properties for further tourist development.

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>:  
430 €

Average price/m<sup>2</sup> of this type  
in this region:  
292 €

Median price/m<sup>2</sup> of this type  
in this region:  
187 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
268 €

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

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