

# Land plot

## Rovinj, Istria



<b>Ref</b>	RE-U-25276
<b>Type</b>	Land plot
<b>Region</b>	Istria > Rovinj
<b>Location</b>	Rovinj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	2263 sqm
<b>Price</b>	€ 245 000

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Land plot in Rovinj cca. 1 km from the sea, with the two objects.

The area of the property is 2263 m<sup>2</sup> and is triangular in shape. The first object has an area of 22 m<sup>2</sup> and the second has an area of 26 m<sup>2</sup>.

The surface of the terrain is flat and cleared. Infrastructure (electricity and water) are located not far from the property, along the road. Macadam access road. Ownership 1/1. No burden.

The distance to the beach is only 1 km, that is, a 10-minute walk will take you to beautiful beaches and crystal clear sea. The city center and all necessary amenities are only a 5-minute drive away.

Rovinj in Istria is one of the most beautiful cities in Croatia. It is located on the western side of the Istrian peninsula, and extends north of the Lim channel and south to Bal. It is adorned by an extremely indented archipelago with as many as 14 islets and 6 rocks. Rovinj is the strongest tourist center in Croatia and has been recording a record 3 million overnight stays during the season for several years in a row. Rovinj's beaches are typical for this part of the northern Adriatic. Most often, you will find rocky headlands and pebbly bays that repeat rhythmically along the 67 kilometers of Rovinj coastline. The Zlatni rt forest park, which is located in the southern part of the city, will also enchant you. Walking, running, cycling and swimming in the hundred-year-old protected park are unique experiences to remember. Right in romantic Rovinj, not far from the sea and in the immediate vicinity of the center of Rovinj, agricultural land with two farm buildings is for sale.

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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