

## ROVINJ- zemljište 5170m2 (građevinsko M1 zona + P parking zona), Rovinj, Land



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ROVINJ- zemljište 5170m2 (građevinsko M1 zona + P parking zona)
Property for:	Sale
Land type:	Building lot
Property area:	5176 m <sup>2</sup>
Price:	1,550,000.00 €
Updated:	Aug 06, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Rovinj
City area:	Rovinj
ZIP code:	52210



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>ROVINJ - land 5170m2 (construction M1 zone + P parking zone) - construction land for serious investors - a rarity on the market - land on the city line Part of the land is currently located in the M1 construction zone (Mixed use), and part is in the zone for parking according to the current spatial plan of the city of Rovinj. The field is located right next to the paved road. The configuration of the terrain is completely flat. All utilities to the field. Clean and tidy property. This property is located 1.1 km from the sea as the crow flies, or 1.4 km by car (approx. 3 min). <b>PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!</b> A good opportunity for investors engaged in the construction of residential buildings - apartments / commercial and residential buildings ROVINJ The picturesque charming town of Rovinj, located on the west coast of the Istrian peninsula, was once a port and a fishing village, and today it is one of the most developed tourist destinations with its unique combination of traditional and modern. It successfully combines the tradition of a fishing village with modern tourist trends, a rich gastronomic offer and a high standard of tourist service. This is precisely why it attracts many visitors year after year and recorded a record 3 million overnight stays during the last seasons. Visitors often return to it, so why not become the owner of one of the valuable properties in this magical city? As one of the most picturesque and romantic cities in the Mediterranean, it attracts</p>
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visitors with its pleasant Mediterranean climate, carefully designed green areas, clean and tidy streets with colorful facades and small squares, the friendliness of the local population and numerous cultural events. Visitors' hearts are won over by its indented and diverse coastline with 22 islands and islets, rocky headlands and pebble bays along the 67-kilometer long Rovinj coast, as well as rich natural and cultural sights. The symbol of the city is the church of St. Euphemia - an imposing building that dominates the old town center with its 60-meter high bell tower. The most famous islands in the immediate vicinity are Sveti Andrija (Red Island) and Sveta Katarina. Crveni otok is located about 15 minutes by boat from the city center and is known for its old coniferous forest, flower parks and paths, a large number of beaches and other interesting facilities. For a complete experience of the city, climb the tower of St. Eufemije, take a walk through the old town, ride a bike along the paths of the Zlatni rt forest park, visit the Batana museum dedicated to the fishing tradition, visit the archaeological site of Mankodonja, watch birds in the ornithological reserve, dive into the wreck of the ship Baron Gautsch and have dinner in one of the top restaurants! It is an interesting fact that Rovinj has 134 sunny days a year, which makes it the third sunniest place with the fewest clouds on the Adriatic. Dear clients, the agency commission is charged in accordance with the General terms and conditions of business:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) Dear potential buyers, tenants and lessees, viewing the property that you are interested in and in which you have an interest is possible only and exclusively with the signing of the Real Estate Brokerage Agreement, for the purpose of protecting the owner of the property from visits by unregistered persons, and in accordance with the Data Protection Act and the Real Estate Brokerage Act. When viewing each property, the potential buyer/lessee/lessee is required to fill out and sign the Real Estate Brokerage Agreement, which states the following: - basic information about the potential buyer/lessee/lessee - basic information about the agency - the amount of the agency commission The agency commission for the buyer is 3 % (+25% VAT) of the total agreed purchase price. The agency commission for the lessee is one monthly rent (+ 25% VAT). ID CODE: 21771

## Additional contact info

Reference Number: 493389  
Agency ref id: 21771