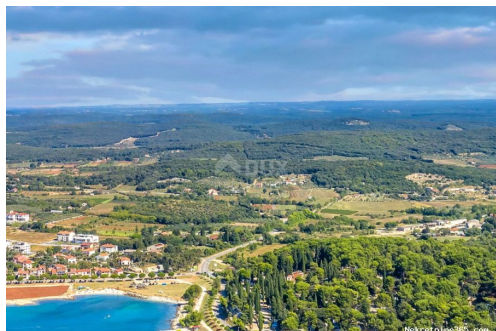


## ISTRA, ROVINJ - Atraktivno zemljište za investiciju, Rovinj, Land



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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  
Phone: 385 51 518 174  
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:	ISTRA, ROVINJ - Atraktivno zemljište za investiciju
Property for:	Sale
Land type:	Building lot
Property area:	4223 m <sup>2</sup>
Price:	1,300,000.00 €
Updated:	Sep 30, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Description

Description: ISTRIA, ROVINJ - Attractive land for investment The most attractive picturesque Istrian town of Rovinj, with its old town center under UNESCO protection, is an eternal inspiration for romantics and artists and one of the most developed tourist destinations in Croatia. It is located on the west coast of Istria and is adorned by a distinctly indented archipelago with as many as 14 islets and 6 cliffs along 67 kilometers of coastline, which is a protected natural heritage. A beautiful indented coast, a specific mild Mediterranean microclimate, an excellent gastronomic offer, year-round cultural events and nice and friendly hosts make this small town magical. At only 3 kilometers from the center of Rovinj and 900 meters from the sea and beaches, an attractive plot of land for investment is for sale. According to the General Urban Development Plan, the land is located within the boundaries of the constructed construction area of the mixed-use settlement - predominantly residential (M1). The terrain of the land is gently sloping from north to south with a view of the sea and a green environment, unfenced, overgrown with low and tall vegetation, it has access to a public traffic area; paved road and all the necessary infrastructure is located in the immediate vicinity. A rectangular plot of land

consisting of nine interconnected cadastral parcels is suitable for the construction of a minimum of six free-standing buildings and has a master project prepared that includes an architectural project, a construction project, an electrical project, a mechanical project and a geodetic project for four residential buildings with one residential unit and own swimming pools and gardens. The project of modern architectural expression, which brings aesthetics and functionality, envisages the construction of two residential buildings with one above-ground floor and two residential buildings with two above-ground floors. A valid building permit was obtained for one residential building with one above-ground floor and one residential building with two above-ground floors, while the permits for the remaining two buildings provided by the project have expired. Contributions are paid. Due to its micro-location, price and configuration, this spacious plot of land offers an exceptional opportunity and potential for investment investment. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24260

### Additional contact info

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