

## ISTRA, ROVINJ, OKOLICA - Prostrano zemljište sa potencijalom!, 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, OKOLICA - Prostrano zemljište sa potencijalom!
Property for:	Sale
Land type:	Agricultural land
Property area:	25000 m <sup>2</sup>
Price:	314,000.00 €
Updated:	Oct 29, 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>ISTRIA, ROVINJ, SURROUNDINGS - Spacious land with potential! In a quiet environment not far from Rovinj, located only 100 meters as the crow flies from the beautiful Lim channel, there is a spacious agricultural land with a total area of 25,000 m<sup>2</sup>. This exceptional location emphasizes the proximity of a protected natural area, with some parts of the plot within the protection zone, thus ensuring the preservation of the natural beauty of the surrounding area. There are two buildings on the land. The first, a house with an area of approximately 95 m<sup>2</sup>, provides a comfortable place to stay or represents the potential for renovation according to individual preferences. The second object, an auxiliary space of 20 m<sup>2</sup>, can be adapted to different purposes. The added value of this land is reflected in the fertile arable land that is regularly maintained, providing an exceptional opportunity to grow different crops of your choice. This property is an ideal place for those who are interested in agriculture and their own cultivation. Given the huge potential, this property provides an exceptional investment opportunity. It is only looking for a new owner who will recognize its value, use its potential for creation and, finally, enjoy the fruits it provides. Dear clients, the agency commission is charged in accordance with the General Business Conditions: <a href="http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja">www.dux-nekretnine.hr/opci-uvjeti-poslovanja</a> ID CODE: 28527</p>
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## Additional contact info

Reference Number: 578797  
Agency ref id: 28527  
Contact phone: +385 95 388 1059