

ISTRA, Rovinj – jedinstvena poslovna lokacija, Rovinj, Commercial property



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	ISTRA, Rovinj – jedinstvena poslovna lokacija
Property for:	Sale
Property area:	392 m ²
Number of Floors:	1
Bedrooms:	4
Price:	1.00 €
Updated:	Oct 29, 2024

Condition

Built:	2013
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Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	7
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Description

Description:	Macro location: The property is located in the city of Rovinj, the town of 14500 inhabitants and one of the most valued and visited places in Istria and the Adriatic region. It is situated close to the Istrian motorway Ipsilon, which connects the
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region with important Croatian centers on one side and the rest of Europe on the other. In addition a number of sea line operators provide regular connections with the cities in the northern Italy. The establishment of low-cost airlines at Pula, Trieste and Rijeka Airports have further opened this region to Europe and the world. Number of tourists who visit the town during the summer months is significant. In the last few years this number continuously exceeds 30000 of which a considerable proportion in various private accommodation and auto camps. If we add those who stay in the wider area that gravitates towards Rovinj than the need for consumer goods is obvious. Only part of it is provided by supermarket chains Konzum, Plodine and Lidl. Micro location: The property is situated in a busy part of Rovinj, at the entrance into the city center. According to the general town plan the subject property is located within the business-service zone marked as K1. The property has a good access, electricity, water, drain and phone connection with gas supply infrastructure nearby. Current state of the property: The current business functions from 392 m² one storey building with 22 parking lots on a building plot of 1568 m². The property is 4 years old, well looked after with a number of rooms with different purpose. Height of the current property is 4.75 m. The property documentation is complete and in order starting from project documentation, over usage permission to the energy efficiency certificate A+. The sale can include purchase of the current business that has a considerable number of clients from the wider Rovinj area. Future potential of the property: In accordance with the detailed town plan for this business-service zone the property can be extended to 882 m² floor plan and 12 m height. Total number of floors 5 of which 1 underground. Required number of car parks is 20 for every 1000 m² of building plot. For detailed information and project documentatation contact Selma Basic, Rovinj, 00385 989658170 ID CODE: 1183

Additional contact info

Reference Number: 678341
Agency ref id: 1183