

ISTRIA ADRIA

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Code :	12957
Location :	Rovinj
Building size :	448 m ²
Lot size :	6710 m ²
Garden size :	0.00 m ²
Distance from center :	1000 m
Distance from sea :	600 m
Energy efficiency :	Not specified

Price : price on request €

For sale is a unique property in an excellent location in Rovinj, representing an exceptional investment opportunity due to its size, purpose, and diverse possibilities for use.

The property consists of land with a total area of 6,710 m², part of which is located in a mixed-use zone, part in an agricultural zone, while another part belongs to a recreational zone.

The construction area covers approximately 1,450 m², where, according to spatial planning documentation, it is possible to build up to nine residential units, making the property ideal for the development of a residential or tourist project.

On the property, there is a traditional Istrian house with multiple residential units and an auxiliary building, with a total area of 448 m². The property is operational and regularly used, and the condition of the buildings is very good. The house is connected to the water supply and electricity networks.

On the agricultural part of the land, there is an olive grove and two additional buildings – a smaller house and an agricultural building that was once used for keeping animals.

Thanks to its excellent location, large area, and combination of construction, agricultural, and recreational land, this property offers numerous opportunities for the development of tourist, residential, or commercial facilities.

For additional information and to arrange a viewing, please

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