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ID 1695-1 645.000 €

Building Plot by an Asphalt Road + Stone House, Rovinj Area, Istria

Bale



Basic information

PRICE	645.000 €
AREA	7801 m²
PRICE PER SQUARE	82 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Plot for construction
LOCATION	Bale
REAL ESTATE ID	1695-1

For sale: Residential building land with direct access to an asphalt road, featuring an authentic Istrian stone house. The property is located in an attractive area near Rovinj and the charming Istrian town of Bale.

With the possibility of parcelization, this land is an excellent investment opportunity for developers planning the construction of multiple residential or tourist properties. The total land area is 7,801 m², including a traditional stone house that spans three levels – ground floor, first floor, and attic – with a registered footprint of 88 m² per level. The house requires renovation, allowing you to tailor the space to your needs and vision.

Additional structures: Alongside the main house, there are two auxiliary buildings of 38 m² and 97 m², offering various possibilities for adaptation and repurposing.

This property presents an exceptional investment opportunity in Istria, as the land offers great potential for investors looking to develop luxury villas. The added value comes from the traditional Istrian stone house, which can be restored and adapted for various purposes. The combination of a large building area and authentic architecture makes this property a unique opportunity for those who wish to blend historical charm with modern living concepts.

Located in a peaceful setting, it provides the perfect balance between privacy and proximity to essential amenities.

Distances: Supermarket, butcher, pizzeria, and tavern – just 10 minutes' drive. The first well-known beach at Mon Perin Camp – 16 minutes' drive. Rovinj – 20 minutes' drive. Pula – 30 minutes' drive

The surrounding area is home to several local farms offering fresh, organic produce, making this location ideal for those who appreciate healthy living and sustainable agriculture. Additionally, the region is known for its cycling trails, providing excellent opportunities for recreation and outdoor activities.

Start your project today – contact us to schedule a viewing of this exceptional property.

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#forsale #buildingland #landforsale #house #villa #Istria #Bale #Rovinj #Pula

More information

FEATURES	Close to the shop, Close to the beach, Close to the school, Quiet area, Access - paved
INFRASTRUCTURE	Waterworks, Cesspit, Electricity
PERMITS	Owner's certificate
ACCESS	Car,Truck.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	3 m
DISTANCE FROM BEACH	15.0 km

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