

Land plot

Novaki Motovunski, Karojba, Istria



Ref	RE-U-13195
Type	Land plot
Region	Istria > Umag
Location	Novaki Motovunski, Karojba
Front line	No
Sea view	No
Plot size	16637 sqm
Price	€ 320 500

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Complex of building and agricultural land in Northern Istria!

Unique opportunity to buy a very large land plot for low price!

The Municipality of Karojba is located in central Istria. Its western part borders the municipalities of Višnjan and Vižinada, the northern part borders the Municipality of Motovun, the eastern and southeastern part borders the City of Pazin, and the southwestern part borders the Municipality of Tinjan. The Municipality of Karojba was founded in 1997 by separating from the Municipality of Motovun, and it is first mentioned in documents from 1258. The population is predominantly engaged in agriculture, viticulture, and olive growing.

For sale is a plot of land covering an area of 16,637 square meters, of which 1,900 square meters are designated as building land, allowing construction. It is suitable for building Istrian estates, horse ranches, olive groves, stone villas with pools, or any other desired structure.

Near the land, there is a source of drinking water. The land is located in an undeveloped regulated building zone, allowing immediate access to obtaining building permits and commencing construction. The land has access roads, electricity, water, and telephone connections nearby.

The distance to Poreč and the sea is about 20 km, to Pazin 10 km, to Motovun 6 km, and the main road is accessed via a dirt road of approximately 2 km.

There is also the possibility of purchasing a forest covering an area of 24,203 square meters, which is located nearby.

Great scope of investment opportunities!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
19 €

Average price/m² of this type
in this region:
206 €

Median price/m² of this type
in this region:
150 €

Average price/m² of this type
in Croatia:
269 €

Median price/m² of this type
in Croatia:
182 €

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