



Code :	00553
Location :	Karojba
Land area :	12550 m ²
Distance from the center :	6000 m
Distance from the sea :	20000 m
Orientation :	South
Ownership certificate :	Yes

Price **415.000 €**

For sale is a plot of land measuring 12,550 m² located in a peaceful setting between Poreč and Motovun. Of the total area, 1,900 m² is within the construction zone with the possibility of immediately obtaining a building permit and starting construction.

The land is situated next to an abandoned village, ensuring complete privacy and tranquility, while offering a beautiful view of the surrounding nature. There is a source of drinking water nearby, and access to the land is provided via an access road. Electricity, water, and a telephone network are available nearby.

The distance to Poreč and the sea is approximately 20 km, 10 km to Pazin, and 6 km to Motovun. A gravel road about 2 km long leads to the main road.

The land is located in one of the quietest parts of Istria, surrounded by untouched nature, clean air, and greenery, making it an ideal place for rest and relaxation.

Construction of an Istrian farmhouse, a villa with a pool, an olive grove, a horse ranch, or another structure according to the future owner's wishes is possible. There is also an option to purchase an additional forested area of 24,203 m² nearby (price €105,000).

For more information and to arrange a viewing, please feel free to contact us.