

VILLAS KAROJBA



Discover Istria*, Mediterranean pearl.... due to its unlimited natural resources and vivid history, enjoy Mediterranean as it used to be, clean and warm.

* One of the most famous traveler's guides in the world, Lonely Planet magazine declared Istria as second must see region in the world for 2011. Find out why.



DISCOVER WHY ISTRIA IS SO OFTEN CALLED CROATIAN TUSCANY...

INDENTED COASTAL LINE

Istria coast line is 537 km long and has numerous bays, peninsulas and Islands.

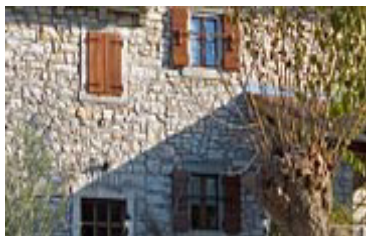


ENJOY EXQUISITE GOURMET EXPERIENCE!

There are many vineyards and olive fields in Istria. As testimonial to that, you can enjoy many wine and olive oil contests, days of Istria truffle (special rare mushroom) and great restaurants and agriculture estates, where you can taste true Istria specialties such as goat cheese, premium wines, well known ham called "istarski pršut" and special truffle mushroom prepared in many various dishes.



OLD ISTRIA HOUSES



Istria has that special charm, and it owes it to characteristic old Istria houses made of stone with special annex, so called „baladur“, a stairway which leads to house. In the biggest room in old house where is usually open fireplace, which is considered to be a soul of every old house. Housewives used to prepare their traditional dishes at open fireplace.



...KAROJBA

Karojba is lovely, small community settled in heart of Istria. It consists of four settlements out of which the largest one is Karojba with almost 500 inhabitants. Karojba's history goes way back in the year 1258.

There are many antique monuments that were found in little church Saint Andrija built in 13th century that can testify long history of the community.

Inhabitants are nurturing field of olive trees and vineyards, and are mainly involved in agriculture. This is why Istria is often called Croatian Tuscany.



Karojba is settled only 5 km from small town called Motovun, which is famous for its great visited film festival held every year in July. There is also in plan construction of golf course and polo club.

Except Motovun, Karojba is also very close to Grožnjan, city of artists where you can find numerous artists galleries and enjoy jazz concerts performed by participants of jazz academy held every year in summer in Grožnjan.



TRAFFIC CONNECTION TO ISTRIA – KAROJBA

TRAFFIC CONNECTION

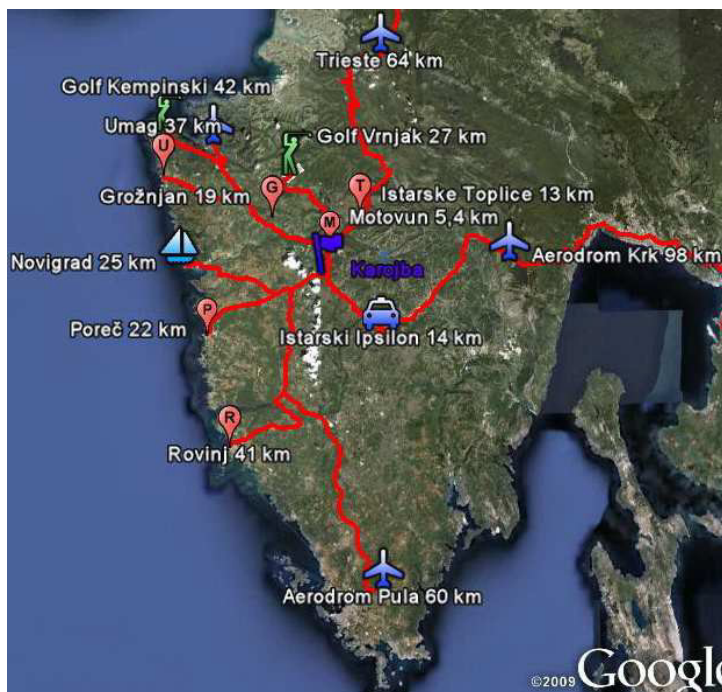
Istria is easily accessible – whether you travel by airplane, boat or car. You can reach all tourist sights using famous “Istria Y road”, the road that connects Istria region.

AIRPORTS – distance to Karojba

Fly to Istria - there are 4airports from which you can reach Istria.

In addition, please check distance from mentioned airports to Karojba:

Trieste (Italy) - 64 km, Pula - 65 km, Ljubljana (Slovenia) - 138 km, Zagreb (233 km),



SEASIDE AND MARINES

If you wish, you can also easily reach seaside from Karojba – only 15 minutes drive by car. There are many seaside tourist places where you can enjoy clean beaches.

There are 10marines in Istria. Here you can find distance to some of them:

Poreč /22 km,
Novigrad /25 km,
Umag /37 km,
Červar /20 km,
Rovinj / 41 km,
Pula / 65 km

GOLF COURTS

There are 4 golf courts in Istria (Umag, Karigador, Labin, Poreč – Tar), and more are planned. There is also one golf court in plan nearby Motovun.

POLO CLUB

According to community plan, a polo club will be constructed 5 km from Karojba.

ABOUT THE PROJECT

PROJECT DESIGN

Project is designed in traditional style of old Istria villas. This means that architecture of villas fits Istria scenery, where houses are wide and maximum ground floor + one floor high. Leading idea of the project is to enjoy peace and green nature away from the noise of usual tourist places, and in the same time close to small city centre where all usual facilities are reachable.

MICRO LOCATION:

Land plot is only 5 minutes walk from centre of Karojba. Main advantage this micro location is nearness of urban community where you can find all usual facilities that enable cozy stay, such as stores, restaurants, café bars etc. On the other side, the land plot is outside Karojba centre, along quiet side street from which you can access every villa.

ONLY BEST SOLUTIONS:

We considered solutions that maximize comfort:

- land plots are optimally sized – big enough so that every villa has nice garden (land plots size from cca 800 m² to cca 1.100 m²)

- swimming pools are larger than usual average for extra comfort (size from 44 m² to 52 m²)

- every villa has three bedrooms with attached bathrooms which enables easy stay for more persons in villa

PROJECT DOCUMENTATION IS COMPLETED:

Project documentation along with construction permits is finished and paid.

- every villa has valid construction permit

- utilities for each villa are paid - municipal contribution and water contribution

- design of the project as well as detailed construction costs book

Based on documentation, it is possible immediately to start with construction works.



QUADRATUS DELTA d.o.o. -VILLA 1:



Vila has three bedrooms and three bathrooms plus guest toilet.



VILLA 1:

Size 248 m² + swimming pool size 50 m²

Ground floor:



First floor:



Gross size of the villa: 248,0 m²

Size of the pool: 50 m²

Total size of the villa + pool: 298,0 m²

Size of land plot: 798 m²

Ground floor (net size):

Porch.....	5,12 m ²
Hallway.....	12,42 m ²
Toilet.....	2,13 m ²
Bedroom.....	14,94 m ²
Bathroom.....	5,10 m ²
Kitchen.....	8,72 m ²
Living room.....	41,22 m ²
Terrace.....	31,93 m ²
Total ground floor.....	121,60 m ²

First floor (net size):

Hallway.....	10,40 m ²
Bedroom	14,94 m ²
Bathroom.....	5,11 m ²
Bedroom.....	17,60 m ²
Bathroom.....	3,91 m ²
Terrace.....	31,00 m ²
Total first floor.....	83,10 m ²



QUADRATUS EPSILON d.o.o. - VILLA 2:



Vila has three bedrooms and three bathrooms plus guest toilet.



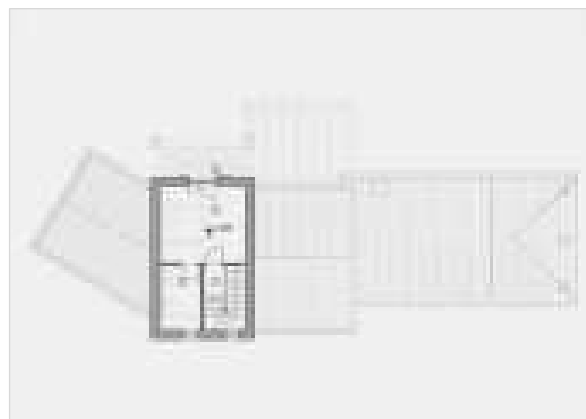
VILLA 2:

Size 252,9 m² + swimming pool size 46 m²

Ground floor:



First floor:



Gross size of the villa: 252,9 m²

Size of the pool: 46 m²

Total size of the villa + pool: 298,9 m²

Size of land plot: 1.067 m²

Ground floor (net size):

Porch.....	11,85 m ²
Hallway.....	17,35 m ²
Toilet.....	4,30 m ²
Bedroom.....	14,50 m ²
Bathroom.....	6,30 m ²
Kitchen and dining.....	25,70 m ²
Living room.....	30,00 m ²
Terrace.....	21,56 m ²
Terrace.....	20,36 m ²
Total ground floor.....	151,80 m ²

First floor (net size):

Stairway.....	6,30 m ²
Bedroom	14,20 m ²
Bathroom.....	6,00 m ²
Bedroom.....	12,70 m ²
Wardrobe.....	4,65 m ²
Bathroom.....	5,90 m ²
Terrace.....	7,04 m ²
Total first floor.....	56,80 m ²



VILA AMOR d.o.o. - VILLA 3:



Vila has three bedrooms and three bathrooms plus guest toilet.



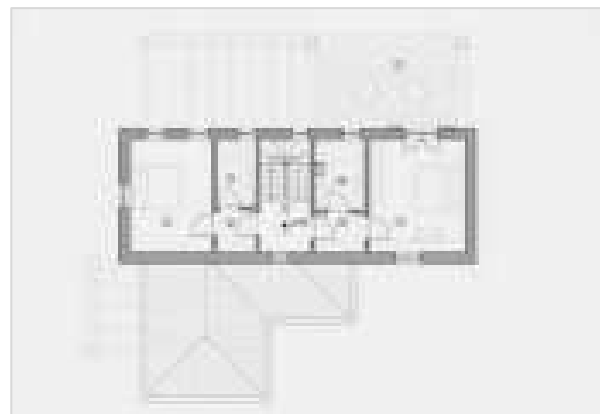
VILLA 3:

Size 260,2 m² + swimming pool size 44 m²

Ground floor:



First floor:



Gross size of the villa: 260,20 m²

Size of the pool: 44 m²

Total size of the villa + pool: 304,20 m²

Size of land plot: 1.128 m²

Ground floor (net size):

Hallway.....	3,60 m ²
Stairway.....	9,50 m ²
Toilet.....	1,80 m ²
Bedroom.....	12,00 m ²
Bathroom.....	3,60 m ²
Wardrobe.....	3,40 m ²
Kitchen and dining.....	22,70 m ²
Living room.....	27,30 m ²
Terrace.....	9,10 m ²
Terrace.....	47,50 m ²
Total ground floor.....	140,50 m ²

First floor (net size):

Stairway.....	6,30 m ²
Bedroom	14,20 m ²
Bathroom.....	6,00 m ²
Bedroom.....	12,70 m ²
Wardrobe.....	4,65 m ²
Bathroom.....	5,90 m ²
Terrace.....	7,04 m ²
Total first floor.....	71,10 m ²



VILA VINUS d.o.o. - VILLA 4:



Vila has three bedrooms and three bathrooms plus guest toilet



VILLA 4:
Size 260,8 m² + swimming pool size 52 m²

Ground floor:



First floor:



Gross size of the villa: 260,80 m²
 Size of the pool: 52 m²
 Total size of the villa + pool: 312,80 m²
 Size of land plot: 950 m²

Ground floor (net size):

Porche.....	4,30 m ²
Hallway.....	12,30 m ²
Toilet.....	2,20 m ²
Bedroom.....	16,30 m ²
Bathroom.....	6,90 m ²
Wardrobe.....	1,45 m ²
Kitchen.....	5,60 m ²
Living and dining room.....	44,54 m ²
Terrace.....	35,00 m ²
Total ground floor.....	129,10 m²

First floor (net size):

Stairway and hallway.....	12,30 m ²
Bedroom	17,60 m ²
Bathroom.....	4,20 m ²
Bedroom.....	16,60 m ²
Bathroom.....	6,30 m ²
Terrace.....	31,00 m ²
Total first floor.....	88,00 m²

