



Excellent Plot of land for sale in Kohila



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Listing details

Property for: Sale
Price: USD 23,475,581.7

Location

ZIP code: 79745
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Description:
Excellent Plot of land for sale in Kohila Estonia

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Kohila, Estonia

Grand Opportunity Awaits: Premium 218.7 Hectare Mixed-Use Property in the Strategic Heart of Kohila, Estonia

A Visionary Investment on the Doorstep of Tallinn

FOR SALE: A generational opportunity to acquire an unparalleled 218.7-hectare (540-acre) land portfolio in the rapidly expanding municipality of Kohila, Estonia. This is not just raw land; this is a fully de-risked, 'shovel-ready' canvas for a master-planned community or a major industrial/logistics park, perfectly positioned in the economic gravity well of the Estonian capital. For the ambitious developer, institutional investor, or large enterprise seeking scale and security in the dynamic Baltic market, your search ends here.

The Location: Strategic Northern Estonia – Kohila



The property is situated in Kohila, Rapla County, a highly desirable and growing commuter region just 33 km south of Tallinn. This strategic placement provides all the benefits of a peaceful, low-density environment while ensuring seamless access to the capital's robust economy, international airport, and major ports. Crucially, the site benefits from direct connectivity via the Tallinn–Viljandi railway line, making it a key logistics and residential hub. Invest in an area where demand is driven by the outward growth of the capital—a guaranteed formula for long-term value appreciation.

INVESTOR ADVANTAGE: Development De-Risked & Ready-to-Build

This expansive parcel is one of the most prepared development opportunities currently available in Estonia, eliminating the major time and financial risks associated with large-scale projects:

Top Features That Guarantee Speed-to-Market:

1. **BUILDING PERMIT GRANTED:** The single most valuable asset. Years of complex regulatory negotiation and application are complete. You acquire the legal right to commence construction immediately, drastically compressing your project timeline and accelerating your return on investment.
2. **MIXED-USE ZONING:** The ultimate flexibility. The zoning allows for a resilient blend of residential, commercial, light industrial, and logistics development, enabling you to capture value across multiple market sectors and create a self-sustaining community.
3. **SUPERIOR ROAD ACCESS:** Immediate, established connections to key regional and national thoroughfares ensure efficient movement of materials, goods, and people. Excellent infrastructure for a high-volume logistics or manufacturing hub.
4. **UTILITY PROXIMITY:** Essential services (electricity, water, sewage, internet) are nearby. Furthermore, existing infrastructure and connections are already on-site, providing a massive cost saving and bypassing the typical delays of installing main lines.

The Scale and Vision: 218.7 Hectares of Potential

The sheer scale of 218.7 hectares empowers the buyer to execute a truly visionary master plan. This size allows for:

- * **Integrated Residential Communities:** Create high-quality, nature-adjacent living environments for the Tallinn commuter market, capitalizing on the scenic surroundings near the Keila River.
- * **Logistics & Industrial Parks:** Establish a premier industrial estate with direct rail and road links, attracting major national and international firms seeking a highly efficient Northern European base.
- * **Commercial & Retail Centres:** Develop local service hubs that anchor the community, providing amenities and local employment to support the mixed-use strategy.

This is an opportunity to be a place-maker, not just a plot buyer, controlling the entire development lifecycle and maintaining superior control over quality, tenant mix, and final valuation.

Political Security: A Partner in Government



We understand that major international investment requires stability and trust. A critical, non-negotiable feature of this sale is the existing, highly favourable relationship with the local government: Current investors are in good terms with local authorities. This assurance means the new owner will inherit a supportive and cooperative administrative environment, minimizing regulatory hurdles and ensuring the project's smooth, officially endorsed progression. You gain a partner, not an obstacle, in the realization of this massive project.

Invest in the Baltic Future

Estonia is Europe's digital and economic leader—the 'Baltic Tiger.' This Kohila property represents a rare, large-scale opportunity to plant a flag in this stable, technologically advanced, and growth-oriented nation. Stop searching for sites that require years of preparation.

This 218.7 ha Mixed-Use Plot is ready for your next vision.

Do not miss out on this fully approved, strategically positioned, and supremely connected development platform.

ACT NOW: Contact us today to secure your position as the developer of the next major hub on the doorstep of Tallinn.

About the Area

Kohila is a charming borough (alev) located in Rapla County, northern Estonia, and serves as the administrative centre for the surrounding Kohila Parish. Strategically situated about 33 kilometers south of the capital Tallinn, the town offers a quieter, more rural atmosphere while retaining strong connectivity to the country's main urban hub via the Tallinn–Viljandi railway line. Historically, the area was often referred to by its former name, 'Kapa-Kohila,' a term in Estonian folklore that humorously evokes a feeling of being in the 'middle of nowhere.' Despite this historical moniker, the town is a pleasant and easily accessible stop, traversed by the Keila River, which provides scenic views, especially around the mill dam and old industrial structures.

The history of Kohila is deeply rooted in the area's manorial and industrial heritage. Written records of the Kohila Manor (Koil) date back to at least 1438, belonging to various Baltic German noble families over the centuries. The present manor complex, although largely rebuilt in a more modest Classical style after being severely damaged in the 1905 revolutionary uprisings, is a significant cultural landmark. The 19th and 20th centuries saw a major shift towards industry, with the establishment of a wool mill, which later transformed into a cardboard and paper pulp factory. This industrial legacy is still evident today, with a plywood mill—Kohila Vineer—operating as a significant local employer, underscoring the town's ongoing role in Estonia's timber and manufacturing sectors.

Beyond its historical and industrial background, Kohila is known for its cultural and educational assets that promote community life. The local government has invested in maintaining various historical sites, including the ruins of the Angerja vassal castle nearby, and the beautiful Tohisoo Manor, which now functions as the Kohila Training Center, an educational institution. The town also features a public



library, a sports centre, and the Kohila Gymnasium, making it a well-equipped centre for the local parish. The general area of Rapla County, where Kohila is located, is characterized by extensive forests and large bog areas, offering residents and visitors ample opportunities for nature exploration and outdoor activities.

The nearest and most convenient airport to Kohila is Lennart Meri Tallinn Airport (TLL), which is located approximately 28 to 36 kilometers away, depending on the exact route. Due to its close proximity to the capital, travel from the airport to Kohila is relatively fast, typically taking under 30 minutes by car or taxi. Public transport options are also readily available, with a combination of bus or train services—involving a transfer at Tallinn's main station—providing a travel time of around 1 hour and 30 minutes. Being so close to the nation's main international gateway makes Kohila an easily reachable destination for both local and international visitors.

Main Features

- * 2187000 m2 of land for development (218.7 Hectares)
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.
- * The land can be awarded a capacity of 50 MWp

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Common

Finished sq. ft.:	2187000 sq m
Lot Size:	2187000 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.786.657

