

ISTRIA ADRIA

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Code :	16047
Location :	Pičan
Building size :	534 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 57.000 €

An attractive building plot of 534 m² is for sale, located in inland Istria, in the vicinity of Pičan. The plot is situated in an exceptionally peaceful and secluded location, in an idyllic settlement consisting of only a few houses, surrounded by unspoiled nature and in the immediate vicinity of the St. Roch hiking trail and Sopot Waterfall.

The property offers a completely open and permanent view of Mount Učka. All required documentation for obtaining the building permit has already been submitted.

The property is sold with a completed project for a modern and functional single-storey house with a swimming pool - currently one of the most sought-after concepts for holiday homes, making it an excellent investment opportunity or a perfect private family oasis.

Key advantages of the property:

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Building permit: All required documentation for obtaining the building permit was submitted in July 2026.

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Project: Modern single-storey family house with a private swimming pool in the garden.

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Location and tranquillity: Situated in a small settlement with only a few houses, ideal for complete privacy and a peaceful escape from everyday noise.

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Utilities: Electricity and water are located in the immediate vicinity, while direct access to the plot is provided from an asphalt road.

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This is a rare opportunity on the market, combining a highly sought-after single-storey house project with an exceptional location in the heart of Istria.

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