ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	16047
Location :	Pićan
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 Pićan. The plot is situated in an exceptionally peaceful and secluded location, in an idyllic settlement consisting of only a few houses, surrounded by unspoilt 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:
□□
Building permit: All required documentation for obtaining the building permit was submitted in July 2026.
□□□
Project: Modern single-storey family house with a private swimming pool in the garden.
□□□
Location and tranquillity: Situated in a small settlement with only a few houses, ideal for complete privacy and a peaceful escape from everyday noise.
□□□
Utilities: Electricity and water are located in the immediate vicinity, while direct access to the plot is provided from an asphalt road.
□
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.

- poslovnica Labin
+385 99 302 5020
+385 99 302 5021

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071