ISTRIA ADRIA
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Code :	16048
Location :	Pićan
Building size :	461 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 53.000 €

An attractive building plot of 461 m² is for sale, situated in an exceptionally peaceful location in the vicinity of Pićan. The plot is located in a secluded and quiet setting with only a few houses, in the immediate vicinity of beautiful natural attractions – the St. Roch hiking trail and Sopot Waterfall.

The land is naturally elevated above its surroundings, providing complete privacy as well as a captivating, direct and permanent view of Mount Učka.

The property is sold with a completed architectural project, and the complete and properly prepared documentation for obtaining the building permit was submitted in July 2026. The buyer takes over the project at this advanced stage of the administrative procedure, saving months of preparation and paperwork.

Key features and advantages:
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Project: Modern two-storey house (ground floor + first floor) with a swimming pool in the garden.
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Permit status: All required documentation was submitted for approval in July 2026 – the building permit procedure is currently in progress.
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Terrain: Elevated plot providing an excellent position for the house and maximum sunlight exposure.
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Privacy: The surrounding plots are owned by the municipality, ensuring long-term peace and privacy without the risk of overdevelopment in the immediate surroundings.
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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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A perfect opportunity for investors or anyone wishing to build their own luxury oasis in the heart of Istria, with a significantly reduced waiting period before construction can begin.

- poslovnica Labin

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