ISTRIA ADRIA
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Code :	16049
Location :	Pićan
Building size :	530 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 61.000 €

An attractive building plot of 530 m² is for sale, located in inland Istria, in the Municipality of Pićan. The plot is situated in an exceptionally peaceful 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 plot is completely enclosed by a solid retaining wall and is ready for immediate construction, as a valid building permit has already been obtained (construction itself has not yet started). Thanks to the gently sloping terrain, the property offers a beautiful, open and permanent view of Mount Učka.

Key advantages of the property:
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Building permit: Valid and final – avoid months of administrative procedures and start construction immediately.
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Prepared plot: The land is already secured and enclosed by a retaining wall, saving significant time and costs during the initial stage of construction.
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Project: Modern two-storey house (ground floor + first floor) with a swimming pool in the garden.
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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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Privacy: All land surrounding the plot is owned by the municipality, ensuring long-term peace and privacy without the risk of unwanted neighbouring construction.
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This is an ideal opportunity for investors or private buyers looking to build a luxury holiday home or a private family oasis in the heart of Istria, without administrative delays.

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