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| **Code :** | 16051 |
| **Location :** | Pićan |
| **Building size :** | 1554 m2 |
| **Garden size :** | 0.00 m2 |
| **Energy efficiency :** | Not specified |

Price : 105.000 €

An attractive building plot of 1,554 m² with a valid building permit is for sale, located in inland Istria, in the idyllic and peaceful village in municipality of Pićan. The plot has a gently sloping terrain, providing a permanent and completely unobstructed view of Mount Učka while ensuring maximum privacy.
The land is sold with a completed architectural project for a luxurious modern villa (ground floor + first floor) and a valid building permit, making it ready for immediate construction. A major advantage of this property is that all the land surrounding the plot is owned by the municipality, ensuring long-term peace and privacy without the risk of unwanted neighbouring construction.
Villa project details:Concept: Modern luxury villa arranged over two floors (ground floor + first floor).Interior layout: 4 spacious bedrooms, each with its own private en-suite bathroom.Outdoor area: Designed for ultimate relaxation and enjoyment, featuring a modern infinity pool.Infrastructure and location:Utilities: Electricity and water connections are located in the immediate vicinity of the plot.Access: Direct paved road access is provided all the way to the property.Surroundings: An exceptionally peaceful and secluded village with only a few houses, surrounded by unspoilt nature and situated between the St. Roch hiking trail and the Sopot Waterfall.This is an excellent opportunity to invest in a luxury holiday villa with strong tourism potential or to create a private family oasis in the heart of Istria.

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