

## ISTRA, PIĆAN - Zemljište s građevinskom dozvolom i otvorenim pogledom na Učku, Pićan, Land



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, PIĆAN - Zemljište s građevinskom dozvolom i otvorenim pogledom na Učku
Property for:	Sale
Land type:	Building lot
Property area:	1584 m <sup>2</sup>
Price:	110,000.00 €
Updated:	Sep 11, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Pićan
City area:	Pićan
ZIP code:	52332

### Permits

Building permit:	yes
Ownership certificate:	yes



### Description

Description:	<p>ISTRIA, PIĆAN - Land with a building permit and an open view of Učka Pićan is a beautiful Istrian town, located in central Istria. It is a centuries-old city with a rich material and cultural heritage that, together with its settlements, tells numerous legends and myths. It is a place on a hill from which there is a wonderful view of the surrounding towns, vineyards, olive groves, untouched nature and Učka from all sides. It is also known for these views, as evidenced by the many records of travel writers who passed through here and recorded history. Beautiful viewpoints, but also good wine, according to many traditions, date back to the 5th century. The hiking trails of St. Rok and the trail of St. Šimun and the Sopot waterfall are well-known. Numerous events are held in the town, the most famous of which is the former LegendFest, now called Šćorice. For sale is this idyllic building plot in a secluded area with an open view of Učka. The land has an area of 1,584 m<sup>2</sup> and has a building permit and paid utilities. According to the permit, the villa will have a kitchen with a living room, 3 bedrooms with their own</p>
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bathrooms, a toilet, a wellness room and a garage. There is no water on the field at the moment, a connection point has been agreed upon, so there is a possibility for the current owner to provide water at an additional cost. An electricity connection is requested. There is also the possibility of buying agricultural land below, with an area of 3,333 m<sup>2</sup>. This land represents a special opportunity for all those who are looking for peace or for all those who are looking for an ideal opportunity for investment and a safe return on investment. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 29842

### **Additional contact info**

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