

## ISTRA, PIĆAN - Prostrani kompleks građevinskog i poljoprivrednog zemljišta, Pićan, Land



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Prostrani kompleks građevinskog i poljoprivrednog zemljišta |
| Property for:  | Sale   |
| Land type:     | Building lot   |
| Property area: | 8651 m <sup>2</sup>  |
| Price:         | 275,000.00 €   |
| Updated:       | Jun 11, 2024   |

### Location

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



### Permits

|                        |     |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|

### Description

|              |   |
|--------------|---|
| Description: | <p>ISTRIA, PIĆAN - A spacious complex of construction and agricultural land Pićan is a small settlement and municipality in Istria County. It is located in the central part of Istria near the town of Labin, surrounded by tame and green fields, forests, meadows and vineyards. There are 10 smaller settlements in the Pićan Municipality. The population is mainly engaged in agriculture and tourism. In the area of Pićan, there are many viewpoints with a beautiful view of the hilly and idyllic landscape of central Istria. Every year, Pićan hosts Legendfest, a festival of folk tales, customs, legends and fairy tales of Istria. The festival lasts three days and is full of various concerts, open-air theater shows, performances, and art exhibitions. Pićan is known for the imposing bell tower in the center of the town, which was built in 1872 from white limestone. It is 48 meters high and is among the tallest in Istria, but also the most beautiful. The entire area is suitable for a pleasant and peaceful family holiday not far from the sea. In this huge settlement, surrounded by nature, a spacious combined land is for sale. The property has an area of 8,651 m<sup>2</sup>, of which approx. 5300m<sup>2</sup> is included in the residential construction zone. The remaining part of the land of approx. 3,351m<sup>2</sup> belongs to agricultural land - valuable arable land P2. The surface of the property is partially cleared and leveled. Infrastructure - electricity is on the ground. Water is by the access road. Asphalted access road. Ownership 1/1, No burden, An application</p> |
|--------------|---|

was submitted for the urbanization of the remaining part of the property. Due to its microlocation, configuration, proper ownership and documentation, this land offers an exceptional opportunity to build a family home or vacation home. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 30914

### **Additional contact info**

Reference Number: 615960

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