

## ISTRA, PIĆAN - Novoizgrađena vila smještena u mirnom okruženju, Pićan, House



### 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 - Novoizgrađena vila smještena u mirnom okruženju
Property for:	Sale
House type:	detached
Property area:	108 m <sup>2</sup>
Lot Size:	316 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	3
Price:	280,000.00 €
Updated:	Oct 31, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, PIĆAN - Newly built villa located in a peaceful environment Pićan is a centuries-old Istrian town with a rich material and cultural heritage. It is a place on a hill from which there is an irresistible view of the surrounding towns, vineyards,
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olive groves and Učka from all sides. Pican is known for its beautiful viewpoints and good wine, as well as for many famous legends. A bell tower was built there, the third largest in Istria, 48 m high. The hiking trails of St. Rok and St. Šimun are well-known, as well as the beautiful Sopot waterfall. In a gentle environment not far from the town itself, this modern villa under construction is located, which includes 108 m<sup>2</sup> of living space spread over two floors. This property is the perfect combination of contemporary design and comfort, providing an ideal space for families or anyone looking for a peaceful retreat close to nature. The ground floor with its 46.16 m<sup>2</sup> offers a spacious kitchen, dining room and living room, which are perfectly connected in one open space. Large windows allow plenty of natural light and provide direct access to the covered terrace, ideal for enjoying the fresh air with the chirping of birds. The ground floor also offers a summer kitchen where you can prepare your favorite delicacies, a bathroom and an additional guest toilet. This space is perfectly designed for family life, allowing you to feel comfortable and relaxed. Internal stairs lead to the upper floor of 49.91 m<sup>2</sup>, where there are two comfortable bedrooms, each with its own bathroom. The villa is located on a plot of 316 m<sup>2</sup> where there is a space for socializing with family and friends and a beautiful swimming pool for those warm days. Two parking spaces are provided for your tin pets. A children's park will be built opposite the villa for carefree children's play. The villa is located in an environment where nature and greenery prevail, thus ensuring peace and quiet. Do not miss the opportunity to become the owner of this extraordinary space, where every day becomes a true enjoyment of nature. 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: 34585

### Additional contact info

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