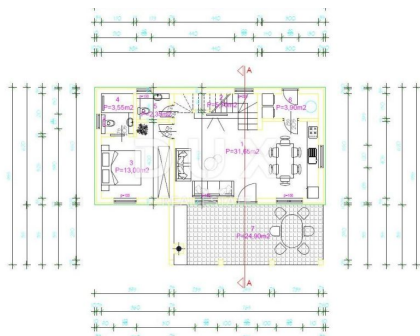


ISTRA, PIĆAN - Moderna vila s bazenom u mirnom selu, Pićan, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: 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 - Moderna vila s bazenom u mirnom selu
Property for:	Sale
House type:	detached
Property area:	102 m ²
Lot Size:	200 m ²
Bedrooms:	4
Bathrooms:	3
Price:	390,000.00 €
Updated:	Dec 02, 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 - Modern villa with a swimming pool in a quiet village Pićan is a centuries-old Istrian town with a rich material and cultural heritage. It is a place on a hill from which an irresistible view of the surrounding villages, vineyards, olive groves and Učka Mountain is offered from all sides. Pićan is known for its
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beautiful viewpoints and good wine, as well as many famous legends. There is also a bell tower built here, the third largest in Istria, 48 m high. The famous hiking trails of St. Roch and St. Simon, as well as the beautiful Sopot waterfall, are well-known. In a peaceful environment not far from the town itself, this modern villa under construction is located, which includes 102.45 m² of living space spread over two floors. This property is a perfect combination of modern design and comfort, providing an ideal space for families or all those looking for a peaceful retreat close to nature. The ground floor with its 60.15 m² offers a spacious kitchen, dining room and living room, which are perfectly connected into one open "open space" area. Large windows allow for plenty of natural light and provide direct access to a covered terrace, ideal for enjoying the fresh air with the chirping of birds. One of the three bedrooms is located on the ground floor. The room has its own bathroom, ensuring the convenience and intimacy of the future user. There is also a laundry room and a guest toilet on the ground floor. This space is perfectly designed for family life, allowing you to feel comfortable and relaxed. Internal stairs lead to the upper floor of 42.30 m², where there are two comfortable bedrooms, each with its own bathroom. The villa is located on a plot of approximately 200 m², where there is a space for socializing with family and friends and a beautiful swimming pool for those warm summer days. Two parking spaces are provided for your tin pets. A children's park will also be built across the street from the villa for carefree children's play. The villa is located in an environment where nature and greenery prevail, 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 ID CODE: 35414

Additional contact info

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