

Villa

Pićan, Istria



Ref	RE-U-34569
Type	Villa
Region	Istria > Rabac-Labin
Location	Pićan
Front line	No
Sea view	No
Distance to sea	17000 m
Floorspace	180 sqm
Plot size	612 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 470 000

Let us tell you about this incredible villa—brand new, built in the heart of nature, right in Piće. Now, Piće is not just any Istrian town 17 km from the sea. It's historic, with beautiful viewpoints, vineyards, olive groves—true, classic Istria!

This place has the third tallest bell tower in Istria, standing 48 meters high. People love it! You've got famous hiking trails, like St. Rok and St. Šimun, and the stunning Sopot waterfall. Just spectacular.

Now, picture this: a luxurious, modern villa, under construction right now, covering 180 square meters across two floors. This is top-notch design, mixing elegance with comfort. Perfect for families, for anyone who wants a serene, private spot close to nature.

The ground floor? 93 square meters of open-concept living space. A spacious kitchen, dining area, and living room all flow together beautifully. Huge windows, lots of light, and they open onto a fantastic covered terrace—perfect for coffee, fresh air, and, believe me, the sounds of nature are terrific here. You also get a summer kitchen for grilling up whatever you want, a utility room, and a guest toilet.

Upstairs, you've got 87 square meters of pure luxury. Three big bedrooms, including a master with its own private bathroom—privacy, comfort, the whole package. The other two bedrooms share a modern bathroom, and you even have a laundry room to handle all your finest attire.

Outside, this villa sits on a 612-square-meter land plot with a gorgeous swimming pool for those hot Istrian summers.

Two parking spots are ready for your cars, so parking is no problem.

Plus, across from the villa, they're building a children's park, a safe place for kids to play freely.

It's all about peace, greenery, and nature here.

You want relaxation? You got it. This villa is a true escape.

Don't miss out—this could be your dream home, a place where every single day feels like a vacation.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Villa

Piće, Istria



Price per m²:
2611 €

Average price/m² of this type
in this region:
3145 €

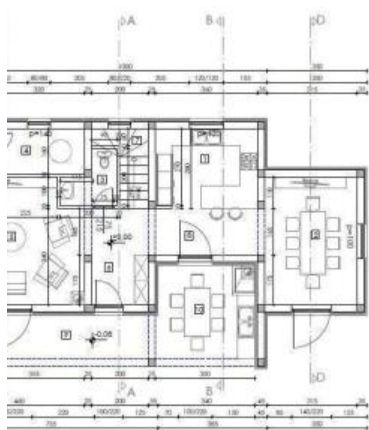
Median price/m² of this type
in this region:
3135 €

Average price/m² of this type
in Croatia:
4352 €

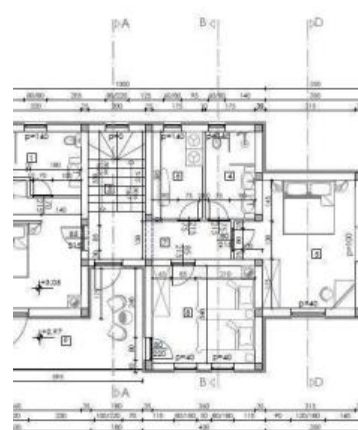
Median price/m² of this type
in Croatia:
3868 €

Villa

Piće, Istria



Redni broj	Opis prostora
PRIZEMLJE	
1.	Kuhinja
2.	Blagovaonica
3.	WC
4.	Spalnja
5.	Spalnja
6.	Usporni prostor
7.	Usporni prostor
8.	Usporni prostor
9.	Usporni prostor
10.	Usporni prostor
11.	Usporni prostor
12.	Usporni prostor
13.	Usporni prostor
14.	Usporni prostor
15.	Usporni prostor



Redni broj	Opis prostora	Podoba
1. KAT		
1.	Kuhinja	vanjski
2.	Blagovaonica	vanjski
3.	Spalnja	vanjski
4.	Spalnja	vanjski
5.	Spalnja	vanjski
6.	Spalnja	vanjski
7.	Spalnja	vanjski
8.	Spalnja	vanjski
9.	Spalnja	vanjski
10.	Spalnja	vanjski
11.	Spalnja	vanjski
12.	Spalnja	vanjski
13.	Spalnja	vanjski
14.	Spalnja	vanjski
15.	Spalnja	vanjski

Villa

Piće, Istria

