

# Villa

Pićean, Istria



<b>Ref</b>	RE-U-34569
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Pićean
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	17000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	612 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 487 000

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## Pićan, Istria



Let us tell you about this incredible villa—brand new, built in the heart of nature, right in Pićan. Now, Pićan 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.

### **Property advantages:**

Swimming pool

Modern

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Price per m<sup>2</sup>:  
2.706 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.229 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.327 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.552 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €



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