

Villa

Piñan, Istria



Ref

RE-U-45601

Villa

Pićean, Istria



Type	Villa
Region	Istria > Rabac-Labin
Location	Pićean
Front line	No
Sea view	No
Distance to sea	24000 m
Floorspace	198 sqm
Plot size	821 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 800 000

Luxury New Build Villa with Pool for Sale in Labin – Pićan Area, 198 sqm Living Space on 821 sqm Plot, Completion Summer 2026!

Located near Labin and in the peaceful surroundings of Pićan, this luxury newly built villa with swimming pool offers an exceptional opportunity to own a modern property in one of the most desirable areas of eastern Istria. Labin is known as one of the most charming Istrian towns, situated on a hill with beautiful views of the sea and Kvarner Bay, rich in history, cultural events and just a short drive from the popular tourist destination of Rabac. In its immediate vicinity, Pićan offers an authentic Istrian atmosphere defined by tranquility, greenery and preserved nature, creating the perfect balance between privacy, tradition and Mediterranean lifestyle.

This modern new construction with a total living area including terraces of 198.41 sqm is planned for completion and move-in by summer 2026. The villa has been carefully designed to provide maximum comfort, functionality and contemporary architectural appeal, making it suitable for both private residence and high-quality tourist rental.

The lower ground floor is conceived as a spacious and functional unit consisting of an entrance hall, bathroom, laundry room, technical room and staircase. The central part of this level features a generous open-plan living room connected to the kitchen and dining area, creating a bright and airy living space ideal for family gatherings and entertaining. One bedroom is also located on this floor. The living area has direct access to two covered terraces, one uncovered terrace and a sun deck, ensuring excellent natural light and seamless integration between interior and exterior spaces.

The ground floor is designed as a more private sleeping area and includes a hallway, two modern bathrooms and two comfortable bedrooms. This level is further enriched by two loggias that enhance the Mediterranean character of the property and provide pleasant outdoor relaxation areas, as well as a covered entrance that ensures practicality and protection. The layout guarantees privacy and functionality for everyday living.

The villa is built according to modern construction standards with a strong emphasis on energy efficiency, durability and year-round comfort. Underfloor heating is installed throughout the entire house, while cooling is provided by a Bosch air conditioning system. Ceramic tiles are installed in all common areas, with parquet flooring in the bedrooms. There is also pre-installation for pool heating, allowing the future owner to further upgrade comfort and extend the swimming season.

The property is situated on a spacious 821 sqm landscaped plot that ensures peace and privacy. The outdoor area includes a swimming pool with sunbathing area, covered and uncovered terraces, landscaped green areas and designated spaces for relaxation and socializing. The exterior is thoughtfully designed to fully embrace warm Istrian days, whether for private enjoyment or as a luxury holiday rental investment with strong return potential.

Thanks to its attractive location near Labin and Pićan, modern design, high-quality equipment and generous

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outdoor space with pool, this luxury new build villa represents an outstanding real estate opportunity in Istria for buyers seeking a peaceful Mediterranean lifestyle combined with excellent investment value.

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
Floor heating
Modern

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Price per m²:
4.040 €

Average price/m² of this type
in this region:
3.206 €

Median price/m² of this type
in this region:
3.298 €

Average price/m² of this type
in Croatia:
4.567 €

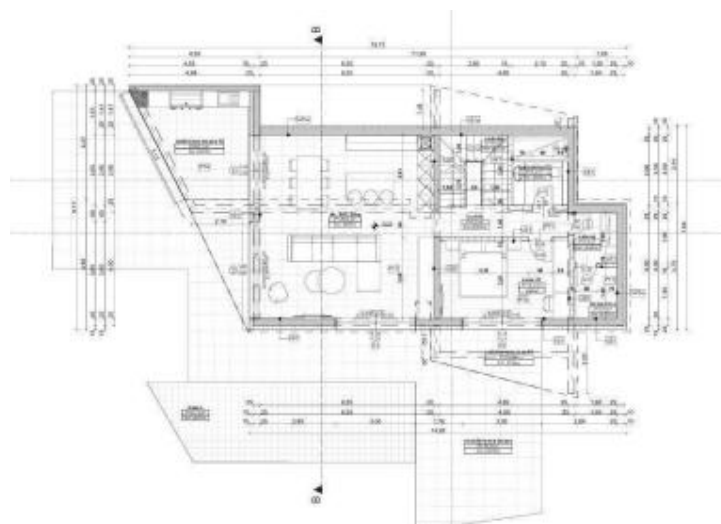
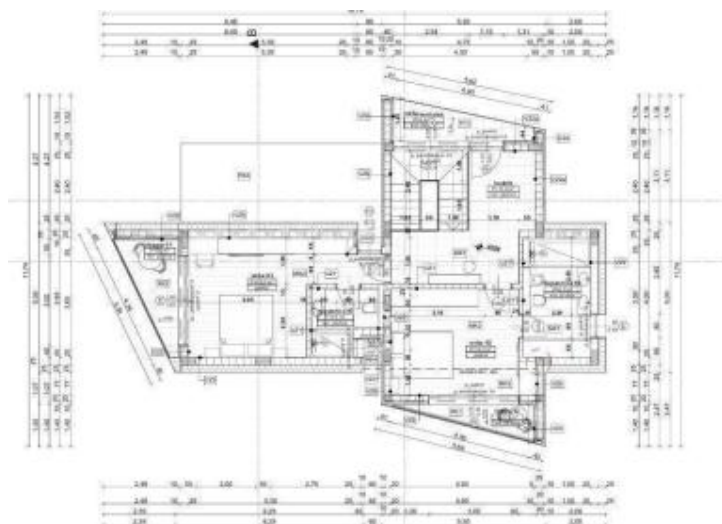
Median price/m² of this type
in Croatia:
3.950 €

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ETAŽA	NAMJENA PROSTORA	POVRŠINA	KOEFICIJENT	KORISNA POVRŠINA	
suteran	hodnik	5,5	1,00	5,50	m ²
	kupaonica 01	5,25	1,00	5,25	m ²
	vešeraj	3,04	1,00	3,04	m ²
	strojarnica	3,12	1,00	3,12	m ²
	stubište	6,95	1,00	6,95	m ²
	db kuh blag	45,24	1,00	45,24	m ²
	soba 01	14,26	1,00	14,26	m ²
	natkrivena terasa 01	7,1	0,50	3,55	m ²
	nenatkrivena terasa	76,1	0,25	19,03	m ²
	natkrivena terasa 02	18,0	0,50	9,0	m ²
suncalište	32,1	0,25	8,03	m ²	
		216,66		122,97	m ²
prizemlje	kupaonica 02	8,49	1,00	8,49	m ²
	kupaonica 03	4,35	1,00	4,35	m ²
	soba 02	16,02	1,00	16,02	m ²
	soba 03	19,14	1,00	19,14	m ²
	hodnik	13,75	1,00	13,75	m ²
	loggia 01	5,02	0,75	3,77	m ²
	loggia 02	3,25	0,75	2,44	m ²
	natkriveni ulaz	4,41	0,75	3,31	m ²
		74,43		71,26	m ²