

## Worksite to Trieste

### Code 2



#### THE LOCATION

Palazzo Dreher, also known as Palazzo della Borsa Nuova, is centrally located in Trieste's most prestigious area. It overlooks Piazza della Borsa and Via San Nicolò and is just steps from Piazza Unità d'Italia, the Rive, and the Grand Canal.

#### THE PALACE

Palazzo Dreher is a charming historic building, whose origins date back to the late 19th century. Built in an eclectic architectural style, it bears witness to the city's rich cultural and economic history between the 19th and 20th centuries. It was originally the representative office of the Dreher brewing family and later the Stock Exchange.

Today, it continues to be an iconic landmark of the city center, reflecting the elegance and grandeur of a bygone era. Visitors can explore its halls and admire the splendor that has stood the test of time.

#### THE PROJECT

The complete redevelopment project for Palazzo Dreher represents a new lease of life for this historic gem. The project envisions the creation of a high-end residential environment, with exclusive commercial spaces on the ground floor and prominent offices on the first floor.

The project's goal is to create a living and working space that is not only luxurious but also environmentally friendly, embracing sustainable design elements, energy-efficient systems, and eco-friendly materials.

This is a visionary project that aspires to redefine the role of Palazzo Dreher in Trieste as a symbol of timeless elegance and functionality and to promote a sense of community in a modern and multifaceted space.

#### THE APARTMENTS

Palazzo Dreher houses 22 apartments and 2 penthouses with splendid panoramic terraces. The residential spaces offer a variety of living solutions to meet different needs and adapt to different lifestyles.

Equipped with modern amenities and luxurious touches, the residences offer a harmonious blend of historic ambiance and contemporary comfort, offering buyers a unique living experience.

Delivery is scheduled for Spring 2027. Full Exposé is available upon request.

#### AVAILABILITY

Up to 130m2:

App. 5 - Floor: 2 - Rooms: 2 - Living area: 99m2 - Price: €520,000.00  
 App. 6 - Floor: 2 - Rooms: 3 - Living area: 122m2 - Price: €720,000.00  
 App. 16 - Floor: 4 - Rooms: 2 - Living area: 93m2 - Price: €590,000.00  
 App. 18 - Floor: 5 - Rooms: 2 - Living area: 112m2 - Price: €720,000.00  
 App. 22 - Floor: 5 - Rooms: 2 - Commercial area: 92m2 - Price: €640,000.00  
 App. 25 - Floor: 6 - Rooms: 2 - Living area: 117m2 - Price: €790,000.00

From 130 to 200m2:

App. 2 - Floor: 2 - Rooms: 3 - Net surface area: 161m2 - Price: €850,000.00  
 App. 4 - Floor: 2 - Rooms: 3 - Net surface area: 168m2 - Price: €950,000.00  
 App. 7 - Floor: 3 - Rooms: 3 - Living area: 144m2 - Balcony: 6.4m2 - Price: €850,000.00  
 App. 9 - Floor: 3 - Rooms: 3 - Net surface area: 161m2 - Balcony with sea view: 3.9m2 - Price: €990,000.00  
 App. 15 - Floor: 4 - Rooms: 3 - Living area: 152m2 - Price: €990,000.00  
 App. 17 - Floor: 4 - Rooms: 4 - Commercial area: 177m2 - Price: €1,100,000.00  
 App. 23 - Floor: 5 - Rooms: 4 - Living area: 177m2 - Price: €1,190,000.00

Over 200m2:

App. 8 - Floor: 3 - Rooms: 4 - Net surface area: 274m2 - Balcony: 6m2 - Price: €1,600,000.00  
 App. 13 - Floor: 4 - Rooms: 3 - Net surface area: 206m2 - Balcony: 3.2m2 - Price: €1,350,000.00  
 App. 14 - Floor: 4 - Rooms: 4 - Net surface area: 267 sq m - Price: €1,350,000.00  
 App. 18-19 - Floor: 5 - Rooms: 5 - Net surface area: 363 sq m - Price: €2,310,000.00  
 App. 19 - Floor: 5 - Rooms: 4 - Net surface area: 251m2 - Balcony: 1.26m2 - Price: €1,590,000.00  
 App. 20 - Floor: 5 - Rooms: 4 - Net surface area: 239m2 - Price: €1,390,000.00  
 App. 21 - Floor: 5-6 - Rooms: 4 - Net surface area: 292m2 - Sea view terrace: 68m2 - Price: €2,450,000.00

### Characteristics

Code: 2	Province: Trieste
Municipality: Trieste	Sea Distance: 200 mt.
Scheduled delivery: 01/04/2027	Terrace
Tv Antenna : Condominium	Tv SAT : Condominium
Closet	Air-Conditioned
Parquet	Telephone System
Wiring : In accordance with the law	Wooden Window Frames
Predisposition for Alarm	Shutters

Sea View

Floor : intermediate

Use Investment

## Nearby

Gyms

Spa

Bike Lanes

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Municipal Offices