

Penthouse/Attic for sale in Trieste
Centro storico
€ 1.150.000
Code Centro storico vista mare!



170 m2 | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Stunning first-floor penthouse in a newly constructed building (2022) overlooking the Rive di Trieste. Energy efficiency (A+ rating), home automation, and top-quality finishes ensure maximum comfort and personal well-being.

The property is the result of a private subdivision (for sale without VAT). It is arranged on two levels and measures 170 sq m in total, including 153 sq m of indoor space and over 34 sq m of outdoor space.

The last available apartment with these features and dimensions, this property overlooks the sea from its large terrace and two spacious balconies. The lower level features an open plan kitchen opening onto the balcony, a bedroom, and a bathroom. The upper level, connected by an internal staircase, includes a large living room with access to the terrace and breathtaking views of the Gulf of Trieste and the city, a study with another sea-view balcony, a master bedroom, and a bathroom.

The property includes a shared spa area with a swimming pool, gym, and sauna, as well as a beautiful communal garden. A single-car garage with elevator access is available for purchase separately, but if that's not enough, additional parking spaces or garages of

various sizes are available.

The ample space is ideal for hosting a family or organizing separate areas for work and relaxation. Geothermal underfloor heating with cooling provides uniform efficiency throughout, and there are also hot/cold inverters on both levels. The alarm system and 24-hour concierge service ensure maximum security. Excellent natural light throughout the day and breathtaking sunsets over the sea.

This residential project embodies contemporary luxury, combining the charm of the historic center with the practicality of innovation. Investing in high-end properties can be a profitable choice: high returns and increased value. Contact us if you need advice or want to learn more about our offerings. We're also available for virtual tours for an exclusive experience.

Don't miss this opportunity in one of Trieste's most exclusive areas, just steps from the historic center. In collaboration with Trieste Villas.

Visit our website <https://www.andreaoliva.eu/>

Certifications

Energy Class: A4

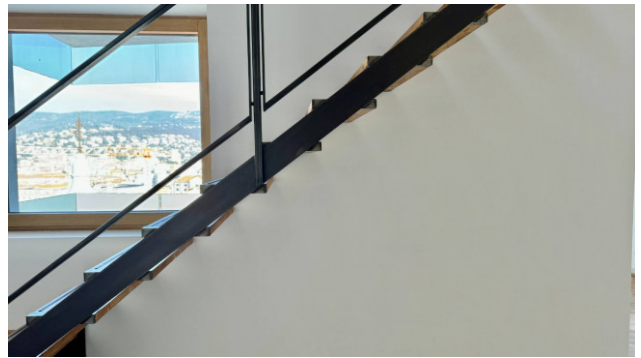
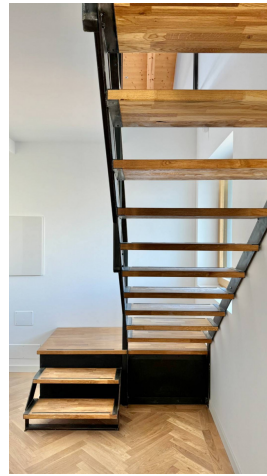
Characteristics

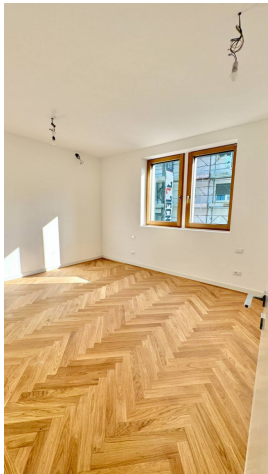
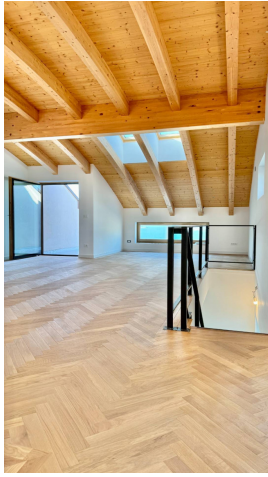
| | |
|-------------------------------------|----------------------------------|
| Code: Centro storico vista mare! | Reason: Sale |
| Categoria: Penthouse/Attic | Address: via Giustinelli, 13 |
| Zip Code: 34100 | Municipality: Trieste |
| Zona: Centro storico | Total Square Meters: 170 m2 |
| Bedrooms: 2 | Bathrooms: 2 |
| Rooms: 4 | State of Preservation: Excellent |
| Level: 5 | Total Floor: 5 |
| Heating: Central Heating | Lift: Yes |
| Age Construction: 2024 | Current Status: Free on deed |
| Balconies: Present, 12 m2 | Terrace: Present, 22 m2 |
| Garden: Common | Sea Distance: 200 mt. |
| Kitchen: Exposed Kitchen | Box: Single |
| Terrace : 34 □ | Tv Antenna : Condominium |
| Tv SAT : Condominium | Closet |
| Air-Conditioned | Parquet |
| Wiring : In accordance with the law | Shower |
| Wooden Window Frames | Pool |
| Sea View | Floor : high |

Nearby

| | |
|-----------------|-----------------|
| Gyms | Spa |
| Football Fields | Fitness Centers |

| | |
|------------------|--------------------|
| Tennis Courts | Bike Lanes |
| Playgrounds | Public Transport |
| Kindergarten | Elementary Schools |
| Schools | High Schools |
| Cafe | Post Offices |
| Shopping Centers | Municipal Offices |









PIANO PRIMO
SCALA 1:50 FORMATO A3

Andrea
Oliva &
PARTNERS



PIANO SECONDO
SCALA 1:50 FORMATO A4

Andrea
Oliva &
PARTNERS