

## Apartment for sale in Trieste Grignano € 1.300.000 Code Grignano sub 1



### **350 m2 | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4**

This luxurious apartment, nearly 300 square meters in size, overlooks a private garden with enchanting sea views. It has dual access: from the building's common area and from the separate entrance on Via Beirut, accessible directly by car.

The entrance hall leads to the large open-plan living room with an open-plan kitchen, opening onto the spacious private garden. The sleeping area, with three large bedrooms, also connects to the private outdoor spaces through French windows. The apartment features three full bathrooms: the master bathroom in a large room shared with the laundry room, another en suite in the master bedroom, and another dedicated to private spaces, perfect for a wellness area with a sauna and gym.

The prestigious building housing the apartment is located in Grignano, perhaps the most picturesque town on the Trieste coast, bordering the Miramare Castle park and just meters from the historic train station, which can be used to reach Trieste in just ten minutes. Originally a luxury hotel in a panoramic location, it now houses ten exclusive apartments surrounded by a landscaped and terraced garden, overlooking the bay and featuring an elegant swimming pool reserved for owners. We are just a few minutes' drive from the center of Trieste, which is connected by public transport by land and, in the summer, also by sea from the small port of Grignano.

The completely renovated building stands out for its high energy efficiency rating, achieved through the use of photovoltaic panels and heat pumps that power the underfloor heating system. The interiors feature high ceilings and high-quality finishes. Even the common areas have been meticulously designed with design elements. The renovation project included the installation of a hydraulic elevator and the construction of an underground garage for ten vehicles, complete with electric charging facilities.

This offering embodies contemporary luxury, combining the allure of history with the practicality of innovation. Investing in high-end properties can be a profitable choice. High returns and value growth are guaranteed. Browse our website or contact us in person if you'd like to learn more about our offerings. We're also available for virtual viewings for an exclusive experience.

## Characteristics

Code: Grignano sub 1	Reason: Sale
Categoria: Apartment	Address: Via Beirut, 9
Zip Code: 34151	Municipality: Trieste
Zona: Grignano	Total Square Meters: 350 m2
Bedrooms: 3	Bathrooms: 3
Rooms: 4	State of Preservation: Restored
Level: Ground Floor	Total Floor: 5
Heating: Heating	Lift: Yes
Age Construction: 2025	Current Status: Free on deed
Garden: Private	Kitchen: Kitchenette
Air-Conditioned	Pool
Sea View	Garden

## Nearby

Spa	Tennis Courts
Bike Lanes	Playgrounds
Railway Station	Public Transport

## Rooms

Laundry Room : 11 m2	Other : 15 m2
Other : 10 m2	

