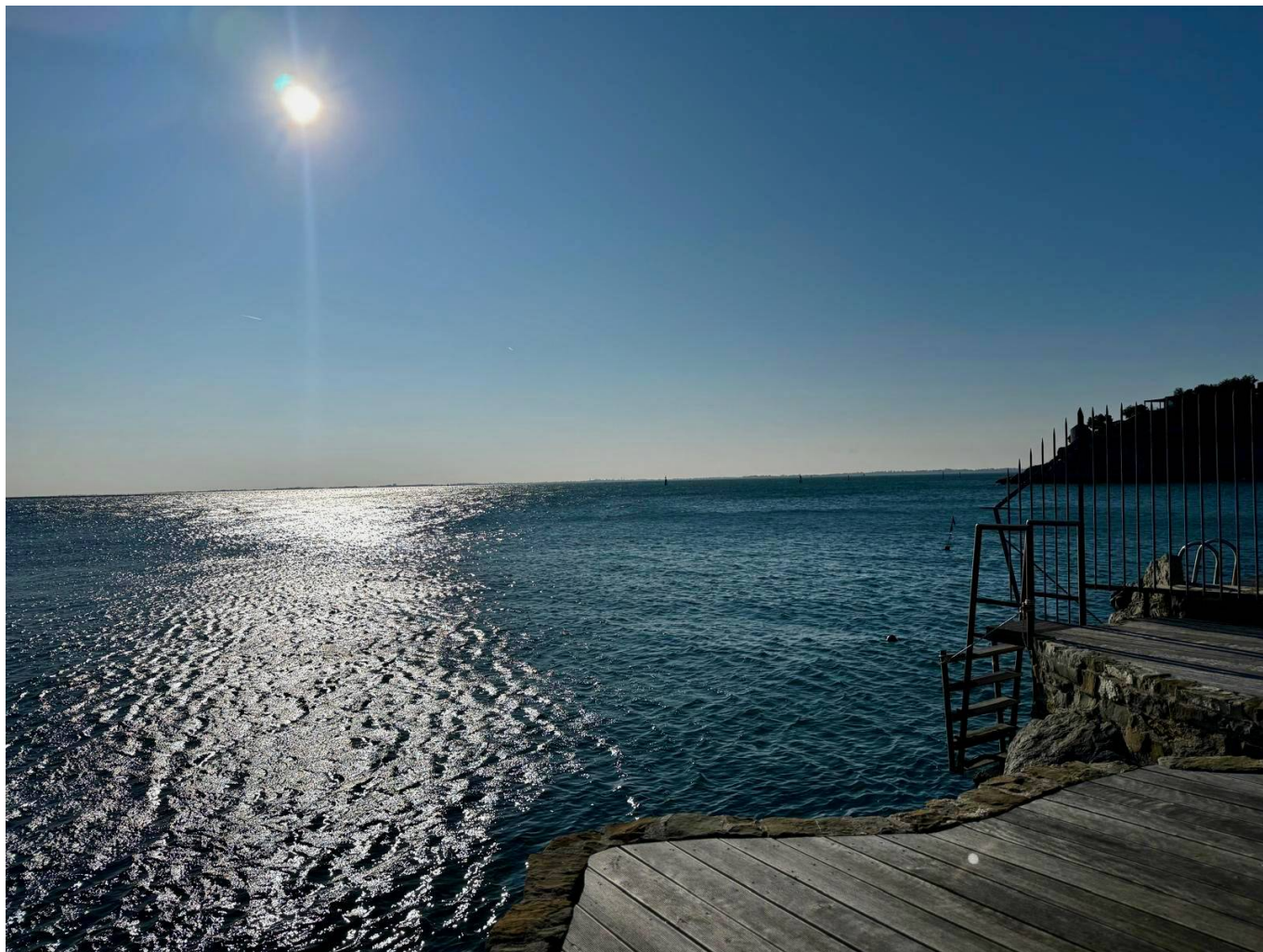


**Villa for sale in Duino-Aurisina**  
**Duino**  
**€ 3.950.000**  
**Code VILLA CON PISCINA E SPIAGGIA PRIVATA**



**656 m2 | Bathrooms: 6 | Bedrooms: 5 | Rooms: 15**

On the Trieste coast, in a unique and private location, we offer for sale an exclusive villa with a swimming pool and 3,000 square meters of land, including a private beach and access to the sea via a large, panoramic terraced garden. A few hundred meters away is Duino Castle, a private residence and venue for prestigious events.

The spacious living spaces, gulf views, heated infinity pool, and private beach access make this property a unique opportunity. The home is immaculately maintained and features independent heating, hot/cold air conditioning, a fireplace, four covered garage parking spaces, and additional uncovered parking spaces with private road access, direct garage access, and a secure vault.

Layout: a large living room with large open spaces and enormous windows overlooking the sea, a large terrace, a welcoming kitchen with a central island and a brazier to accommodate numerous guests, four bedrooms, six bathrooms and even a small apartment for the service staff.

The private grounds surround the villa, ensuring complete privacy and immersion in nature, amidst the typical coastal vegetation and

the stunning Gulf of Duino. The heated pool and private beach, with teak flooring that makes the rocky coastline easily accessible, allow for a constant connection with the water and a chance to relax.

Energy class B.

Ronchi Airport is 15 minutes away, as is Trieste. Duino boasts a motorway access just a couple of minutes away.

In collaboration with MC-Advisory Real Estate Agency.

## Certifications

**Energy Class:** B

**EP glnr:** 89.75 kwh/□

## Characteristics

Code: VILLA CON PISCINA E SPIAGGIA PRIVATA

Reason: Sale

Categoria: Villa

Address: Fraz. Duino, 67/0

Municipality: Duino-Aurisina

Zona: Duino

Total Square Meters: 656 m2

Bedrooms: 5

Bathrooms: 6

Rooms: 15

State of Preservation: Excellent

Number of uncovered parking spaces: 4

Number of covered parking spaces: 4

Level: Multi-Storey

Total Floor: 3

Heating: Heating

Parking: Carport

Age Construction: 1995

Current Status: Free on deed

Balconies: Present

Terrace: Present

Cellar: Present

Garden: Private

Kitchen: Regular Kitchen

Box: Quadruple

Terrace

Closet

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring : In accordance with the law

Sanitary Suspended

Jacuzzi

Shower

Wooden Window Frames

Safe-Deposit Box

Pool

Sea View

Floor : low

Garden : 3000 □

## Nearby

Railway Station

Public Transport

High Schools

Cafe



