Andrea Oliva & Partners
Via di Cavana, 15 - 34121 Trieste (TS)
+390403229321

Villa for sale in Trieste
Scorcola - Commerciale
€ 1.500.000
Code Scorcola



300 m2 | Bathrooms: 4 | Bedrooms: 5 | Rooms: 9

EXCLUSIVE VILLA ON THE SCORCOLA HILL
Just a ten-minute drive from the center of Trieste, this hilltop villa embodies the very essence of contemporary luxury. Nestled in a centuries-old park, the entire property is a celebration of privacy and well-being.

Once you enter the park, the residence welcomes guests with a grand entrance leading to the parking area, which can accommodate up to four cars, as well as a large double garage, already equipped for the future of sustainable mobility. The garden surrounding the villa is masterfully divided into a wellness area with a heated whirlpool and bar area, and at the back, a large barbecue area offering guaranteed coolness during the summer months, perfect for celebrating the summer with friends.

The villa is accessed directly from both the garage and the elevated ground floor, where the living area is located. The ground floor is dedicated to conviviality: the grand living room is a spacious room heated by handcrafted solid wood and a period majolica stove, a fully functional piece of art. The built-in kitchen is designed for those who appreciate culinary art as a form of hospitality. The living area, with its own bathroom, merges with the outdoors with a magnificent terrace, the perfect outdoor setting for breakfasts at sunrise or aperitifs at sunset.

Ascending to the upper floors, the sleeping area presents a collection of private suites. The master suite, with en-suite bathroom, is a masterpiece of comfort; a generous walk-in closet and three additional double bedrooms, including the master bedroom with a corner terrace, and a second bathroom on the same floor, offer even more space and light. The top floor, an attic, offers an intimate and luxurious space, ideal for a separate master suite with private bathroom.

The basement was designed for relaxation and personal care. The generous, windowed spaces lend themselves to becoming a wellness area with a spa or gym, or a home cinema for exclusive evenings in the comfort of your own home. The climate-controlled pantry with wine cellar is ready to accommodate the finest labels.

This villa is more than just beauty; it's engineering brilliance. Thanks to cutting-edge renovations, the property boasts an A2 energy rating: high-efficiency solar panels and thermal insulation, a next-generation Daikin Inverter system in every room, and integrated alarm systems, for peace of mind and uncompromising sustainable efficiency.

Outside, the approximately 350 square meter private park is perfect for enjoying nature and relaxation. The professional whirlpool tub, available year-round, dominates the outdoor relaxation area. A furnished barbecue area transforms every summer evening into an unforgettable experience, protected by the lush greenery that ensures complete invisibility from the outside.

The villa has been managed as a charming residence and high-profile B&B, and is ideal both as a prestigious family home and as a strategic investment in the luxury hospitality sector.

Call us for a visit

Certifications

Energy Class: A2

EP glnr: 44.73 kwh/□

Characteristics

Code: Scorcola	Reason: Sale
Categoria: Villa	Address: Via Cantu'
Zip Code: 34100	Municipality: Trieste
Zona: Scorcola - Commerciale	Total Square Meters: 300 m2
Bedrooms: 5	Bathrooms: 4
Rooms: 9	State of Preservation: Excellent
Number of uncovered parking spaces: 3	Number of motorcycle spaces: 2
Number of covered parking spaces: 2	Level: Multi-Storey
Total Floor: 4	Heating: Heating
Parking: Carport	Age Construction: 1991
Current Status: Free on deed	Ceiling: Present
Balconies: Present	Terrace: Present
Cellar: Present	Garden: Private, 350 m2
Kitchen: Regular Kitchen	Box: Double
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	Fireplace

Air-Conditioned	Parquet
Telephone System	Wiring : In accordance with the law
Jacuzzi	Shower
Wooden Window Frames	Safe-Deposit Box
Shutters	Garden

Nearby

Fitness Centers	Tennis Courts
Bike Lanes	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools

















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info@andreaoliva.eu - https://www.andreaoliva.eu/en
VAT no 01177510326

















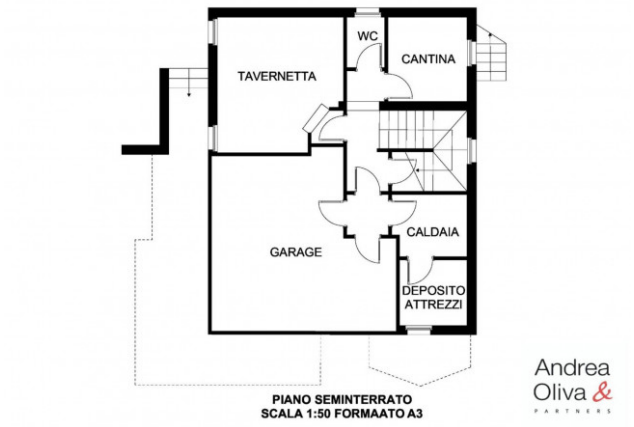
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