

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



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

An oasis of design and privacy: the privilege of living between nature and the city.

Just ten minutes from the heart of Trieste, where Habsburg elegance meets the blue of the Adriatic, stands a residence that redefines the concept of contemporary luxury. Immersed in a centuries-old park that serves as a natural treasure chest, this villa is an ode to absolute privacy and sensory well-being.

The architecture of the reception. Upon entering the park, the property welcomes its guests with a monumental entrance leading to a parking area with space for up to four cars, as well as a large double garage, already equipped for the future of sustainable mobility.

The ground floor is the beating heart of conviviality:

Stately living area: A spacious living room where the warmth of custom-crafted solid wood blends with the historic charm of a period tiled stove, a fully functional piece of art.

Indoor-outdoor living area: The living area merges with a magnificent terrace, a true "open-air living room" ideal for breakfasts at sunrise or aperitifs at sunset.

Signature kitchen: A masonry kitchen with an authentic feel, designed for those who love culinary art as a form of hospitality.

Private suites. A sanctuary of tranquility. Ascending to the upper floors, the sleeping quarters reveal themselves as a collection of private suites. The Master Suite is a masterpiece of comfort, featuring an en-suite bathroom and access to a private terrace. A generous walk-in closet and additional double bedrooms offer space and light, culminating in the top attic floor: an intimate and luxurious space, ideal for a separate master suite or a high-level office.

Wellness & Lifestyle. The basement was designed for relaxation and personal care. The generous, windowed spaces lend themselves to:

Private Spa & Gym: An area dedicated to physical well-being.

Cinema room: For exclusive evenings in the comfort of your own home.

Wine cellar: A climate-controlled pantry with a wine cellar, ready to welcome the finest labels.

Future-proof efficiency. This villa is more than just beauty; it's engineering brilliance. Thanks to cutting-edge renovations, the property boasts an Energy Class A2 rating.

Sustainability: High-efficiency solar panels and thermal insulation.

Air conditioning: Latest-generation Daikin Inverter system in every room.

Security: Integrated alarm systems for uncompromising peace of mind.

The secret garden. Outside, the private park is a haven of nature and relaxation. The professional whirlpool tub, available year-round, dominates the outdoor lounge 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.

A Versatile Property. Currently operated as a charming residence and high-end B&B, the villa is ideal as a prestigious family home or as a strategic investment in the luxury hospitality sector.

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: 2	Heating: Heating
Parking: Carport	Age Construction: 1991
Current Status: Free on deed	Ceiling: Present
Balconies: Present	Terrace: Present
Cellar: Present	Garden: Private
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

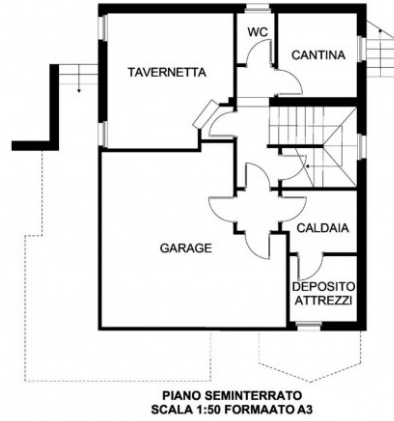
Fitness Centers	Tennis Courts
Bike Lanes	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools







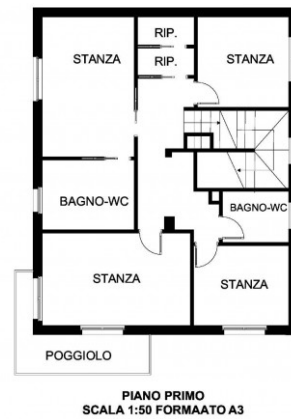
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