

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



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

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

Upon entering the park, the property welcomes 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:** 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 brick kitchen with an authentic flavor, designed for those who love culinary art as a form of hospitality.

Ascending to the upper floors, the sleeping area unfolds 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 prestigious office.

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

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

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

Cave à vin: A climate-controlled pantry with wine cellar, ready to accommodate the finest labels.

This villa is more than just beauty; it's engineering genius. 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.

Outside, the approximately 350-square-meter 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.

Currently operated as a charming residence and high-profile 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: 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

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

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### Nearby

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

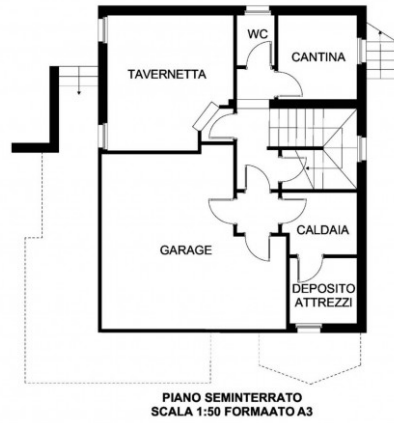
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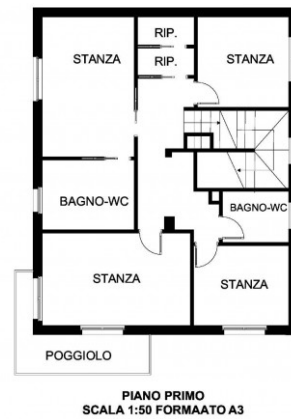
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PIANO SOTTOTETTO  
SCALA 1:50 FORMAATO A3

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