

## Villa for sale in Trieste

### Villa Opicina

### € 1.200.000

### Code Obelisco villa vista mare



#### **234 m2 | Bathrooms: 3 | Bedrooms: 5 | Rooms: 7**

Living on Strada Napoleonica is a rare and unique privilege. We offer for sale an exclusive property, a light-filled haven where you can live suspended between the blue Adriatic Sea and the green Karst. This detached villa overlooking the Gulf of Trieste is an ode to contemplation and privacy, even though the heart of the city beats just ten minutes away.

The home, spread over two levels, connected yet potentially independent thanks to a double entrance, opens onto the living area: a welcoming living room with a fireplace, a dining room designed for conviviality, a kitchen, a pantry, a storage room, and a full bathroom with a window. The large outdoor porch, accessible from all ground-floor rooms, allows you to enjoy the garden year-round and features a separate area with a fireplace that could easily become a fabulous outdoor kitchen.

Upstairs, five spacious bedrooms with en-suite walk-in closets are served by two bathrooms and a laundry room. Each room enjoys a stunning view of the Istrian peninsula, Miramare Castle, and the lush Karst landscape. The southern exposure provides natural light from morning until sunset.

Features:

Full sea view: breathtaking panorama from every room of the Gulf of Trieste and the city;Privileged location: exclusivity and privacy with direct access to the Napoleonic Road;Unique versatility: double independent entrance, ideal for a large family or to create two separate units;Outdoor living: large fenced garden with karst flora, wooded area and porch equipped with outdoor fireplace;Logistical convenience: electric gate with spacious parking area (an absolute rarity in the prestigious areas of the Karst edge).

Ideal for families seeking large, protected spaces surrounded by nature or for creating a top-notch hospitality facility, perfect as a representative home.

If you're looking for excellence, call us for a visit.

Be in the determination phase.

Visit our website or contact us for details.

## Characteristics

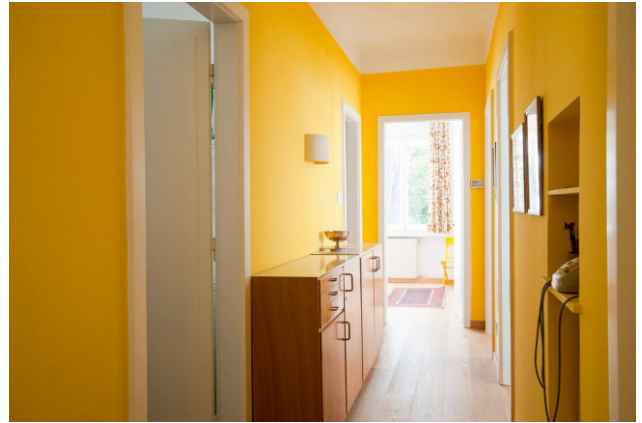
Code: Obelisco villa vista mare	Reason: Sale
Categoria: Villa	Address: Strada Vicentina
Municipality: Trieste	Zona: Villa Opicina
Total Square Meters: 234 m2	Bedrooms: 5
Bathrooms: 3	Rooms: 7
State of Preservation: Good	Number of uncovered parking spaces: 4
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1952	Current Status: Free on deed
Garden: Private, 2.112 m2	Kitchen: Regular Kitchen
Fireplace	Parquet
Wooden Window Frames	Shutters
Sea View	Garden

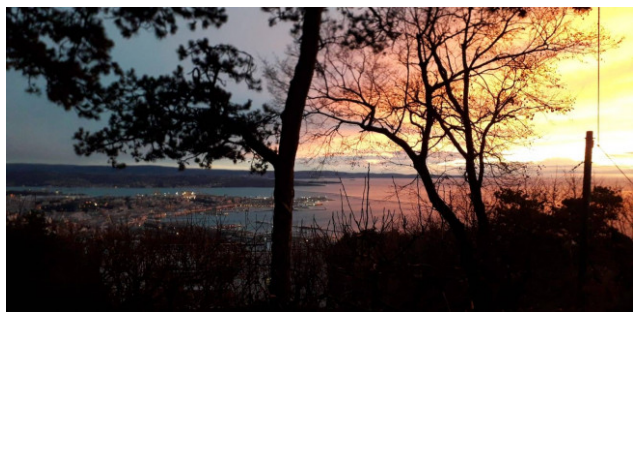
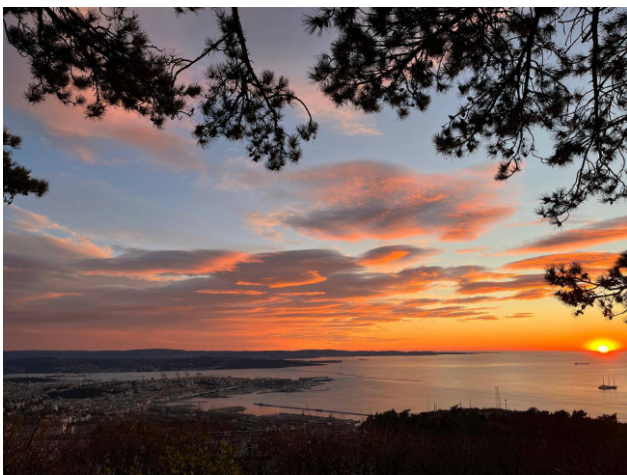
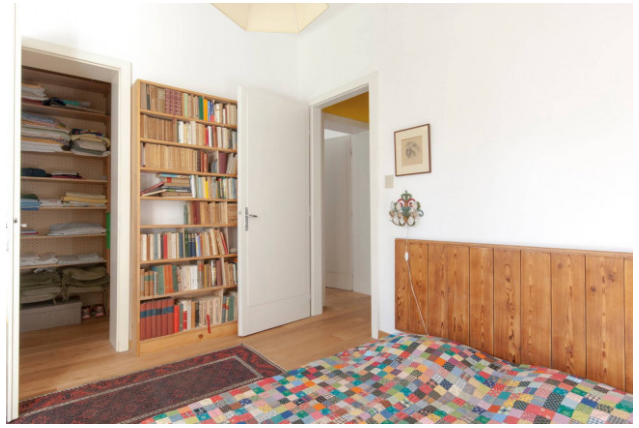
## Nearby

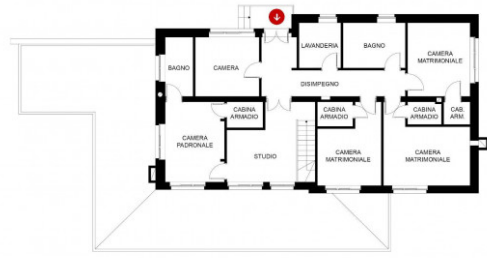
Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	











PIANO PRIMO  
SCALA 1:100 FOMRATO A4

Andrea  
Oliva &  
PARTNERS



PIANO TERRA  
SCALA 1:100 FOMRATO A4

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Oliva &  
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