

Penthouse/Attic for sale in Trieste Centro € 480.000 Code Appartamento Trieste centro/Rive



191 m2 | Bathrooms: 3 | Bedrooms: 2 | Rooms: 3

Trieste City Center / Rive - Spectacular 190m2 Attic Apartment with Sauna, Fireplace, and Exposed Beams In the center of Trieste, just steps from the city's shores, the pedestrian area, and the central station, we offer for sale a one-of-a-kind apartment on the fifth and top floor of an elegant historic building with elevator access. The expertly restored property combines the charm of period features—such as imposing wooden beams and glimpses of exposed stonework—with the modernity of high-quality finishes and extraordinary interior spaces, featuring impressive ceilings, some of which are double-height. The entrance opens onto a comfortable foyer that leads to the first sleeping area, consisting of a double bedroom with ensuite bathroom and a second spacious master bathroom with a rejuvenating private sauna. A bright hallway leads to the unique eat-in kitchen with a central island, skylight, and mezzanine. The reception room, the heart of the home, features a striking corner layout, double exposure with large windows and skylights, and a refined working fireplace, ideal for creating a warm and welcoming atmosphere on winter evenings. The property includes a large laundry area, a large walk-in closet, and a second bedroom with a third full bathroom. The total commercial area is approximately 190 m2. Independent heating, air conditioning, and a newly renovated roof. Low condominium fees. Easy parking in the immediate vicinity thanks to the adjacent parking lots and garages at the nearby Porto Vecchio and train station. Currently successfully used as a B&B (with demonstrable income), the property is suitable both as an elite primary residence for those seeking maximum privacy and quiet on the top floor, or as an already established high-end hospitality investment. Strengths: Strategic Location: A stone's throw from the Rive, the pedestrian center, and major transportation hubs. Character and Dramatic Windows: Original exposed beams, stone details, a fireplace, and double-height spaces with excellent natural light. Wellness & Comfort: Private

built-in sauna, kitchen with island and mezzanine, laundry room, and dedicated walk-in closet. Privacy and Tranquility: Top floor with elevator and recently renovated roof. Versatility: Ready to move into immediately or continue as an investment with demonstrable high returns. It is suitable for those who: Families or couples looking to experience the atmosphere of central Trieste without sacrificing space, privacy, and luxury details. Investors seeking an established hospitality business/B&B located in a highly sought-after tourist area with excellent transport links. Contact us now to book your private viewing or to request the property's complete technical specifications and income data. Visit our website for a virtual tour and further details.

Certifications

Energy Class: F

EP glnr: 173.65 kwh/□

Characteristics

Code: Appartamento Trieste centro/Rive

Reason: Sale

Categoria: Penthouse/Attic

Address: Via Benvenuto Cellini, 2

Zip Code: 34132

Municipality: Trieste

Zona: Centro

Total Square Meters: 191 m2

Bedrooms: 2

Bathrooms: 3

Rooms: 3

State of Preservation: Excellent

Level: 5

Total Floor: 5

Heating: Heating

Lift: Yes

Age Construction: 1885

Current Status: Free on deed

Building Costs: € 70

Sea Distance: 300 mt.

Kitchen: Regular Kitchen

Fireplace

Air-Conditioned

Sanitary Suspended

Shower

Wooden Window Frames

Floor : high

Nearby

Gyms

Spa

Bike Lanes

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Municipal Offices







