



## Bigger than eight-bedroom House

1 000 m<sup>2</sup>, Land 1 400 m<sup>2</sup> Italy

Price upon request



Layout  
**Bigger than  
eight-bedroom**

Area  
**1000 m<sup>2</sup>**

Land  
**1400 m<sup>2</sup>**

Terrace  
**20 m<sup>2</sup>**

Balcony  
**20 m<sup>2</sup>**

Luxurious villa • pool • sea views from all rooms

Prestigious villa for sale in Trieste near the Miramare Castle, residence of Empress Sissi.

Excellently reconstructed villa with superb interior and exterior finishes and state-of-the-art electrical and air conditioning systems. From this magnificent residence, there are unforgettable views of the Gulf of Trieste and the Adriatic Sea – views spanning from the Istrian coast of Slovenia and Croatia to the Italian beaches of Grado and Lignano.

We are welcomed by a spacious garden with terraced seaside pine trees and invited onto beautiful terraces made of white Istrian stone. The comfort on warm days is certainly enhanced by cooling porticos or a generous pool (which can be

<b>Built-up area</b>	400 m <sup>2</sup>
<b>Floor area</b>	1000 m <sup>2</sup>
<b>Land</b>	1400 m <sup>2</sup>
<b>Terrace</b>	20 m <sup>2</sup>
<b>Balcony</b>	20 m <sup>2</sup>
<b>Cellar</b>	10 m <sup>2</sup>
<b>Building energy rating</b>	G

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heated during winter months), whose pastel blue color softens the sober and fundamental architecture of the villa.

The house is arranged over three floors, almost mimicking the slope of the hilly terrain, connected by an elevator and both a main and a service staircase.

In the living area, we find an entrance hall, 3 living rooms with suggestive terraces and large windows overlooking the sea, 2 bathrooms, and a beautiful kitchen with a dining area and living room.

On the first floor, there is a spacious hallway, 2 main bedrooms with bathrooms and dressing rooms, and 3 additional bedrooms with bathrooms. Wood and marble are skillfully fitted by the best Friulian craftsmen.

All rooms have a sea view!

In the basement, there is a cellar, laundry room, ironing room, utility room, changing rooms, and bathrooms for the pool. Expansive courtyards and a veranda at the back of the property provide numerous parking spaces.

The stated energy class of the house, G /Extremely inefficient/, is required to be automatically indicated according to the amendment of "Act No. 406/2000 Coll., on Energy Management" even if the energy class of the property has not been supplied (or is being processed) even though assigning to group G does not reflect the actual energy management situation.

Some information in the property description may be approximate (especially regarding the areas in m<sup>2</sup> or the exact location of the property etc.). For more information, please do not hesitate to contact us.

In our portfolio, we have hundreds of public and non-public domestic and foreign properties, and we are ready to assist in finding yours.

## VÁŠ MAKLÉR



**Monica Mollicone**

+420 602 544 858

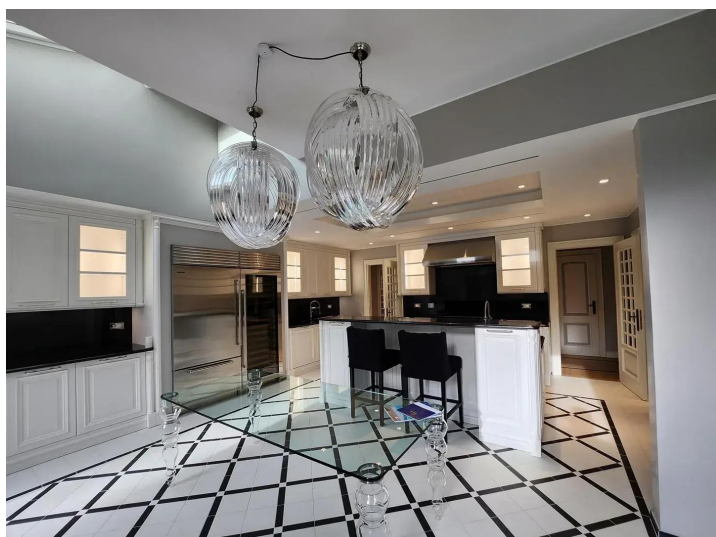
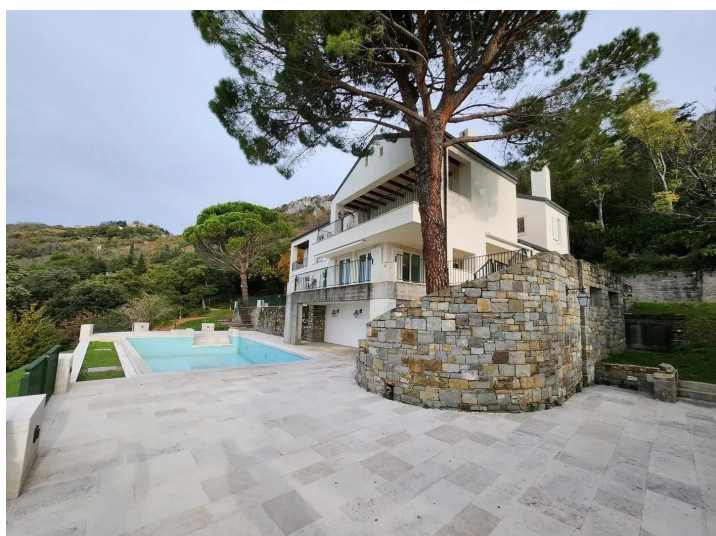
info@philip-frank.com



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