**FriuliVillas**
TRIESTEVILLAS S.R.L.
Via Torino 34, 34123 Trieste (TS)
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# Costiera: NEW, private BEACH! 1.580.000 €

Strada Costiera 194

For sale | Flat | Rooms: 3 | Bathrooms: 3 | $M^2$: 250

## Description

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**STRADA COSTIERA, NEWLY BUILT SEASIDE VILLA – A MODERN PROJECT OF EXCEPTIONAL ENERGY EFFICIENCY**

TriesteVillas presents **Tenda Rossa**, a unique opportunity to acquire a newly built villa on the scenic Strada Costiera of Trieste. The property is available for purchase either as a complete villa or as the standalone **Penthouse** unit (approx. 175 sqm interior), offering rare flexibility for discerning buyers.

**Exclusivity and Modern Comfort**

This property is positioned directly by the sea, with private parking – a highly sought-after convenience along the Costiera. Additionally, a rack elevator provides access up to the villa itself and includes an extra stop that brings you closer to the shore, leaving only about 100 steps to reach the water.

**A New Villa with Outstanding Energy Efficiency**

One of the few newly built villas available on the Costiera, this property boasts state-of-the-art installations and energy-efficient systems, ensuring long-term convenience and low maintenance costs. Significant attention has been paid to thermal insulation and efficiency, with provisions for solar panels and battery storage. Underfloor heating and heat pumps complete the villa's high-performance energy profile.

**Design and Customization Options**

The Penthouse apartment, covering approximately 175 sqm, features a spacious, light-filled living area, 3 bedrooms, 3 bathrooms, a wraparound terrace of about 145 sqm, and a generous private garden of roughly 450 sqm. Outdoor spaces also include a unique concession-based private seaside platform, offering a direct and private connection to the sea.

**Versatile Options with Customizable Finishes**

For those seeking expansive living space, the entire villa (approximately 500 sqm total) can be acquired, featuring three floors with abundant customization options. Interiors are nearing completion, with delivery expected within a few months after the preliminary agreement. Flooring and bathrooms remain to be finalized, allowing the buyer to tailor these last touches to their personal taste.

**Convenient Location and Amenities**

In addition to the privacy and tranquility of this setting, the villa is located a short distance from the renowned **Sorrentino / Tenda Rossa** restaurant, offering an added benefit: the convenience of enjoying fine dining nearby without extensive travel, enhancing the unique experience of life along the Costiera.

For further information, viewings, or detailed project insights, please contact us.

**TriesteVillas Real Estate**

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## Further details

| | | | | | |
|---|---|---|---|---|---|
| Type: | Flat | Offer: | Normal | Price: | 1.580.000 € |
| Rooms: | 4 | Rooms: | 3 | Garage: | 1 |
| Floor: | 3 | Stable floors: | 3 | APE: | To be issued |
| City: | Triest | | | | |

## Features

| | | |
|---|---|---|
| Large size | Luxury finishes | Garden |
| Surrounded by greenery | Very bright | With a view |
| Refurbished | Sea View | Habitable terrace |
| Pool | Air conditioning | Silence and privacy |

## Map

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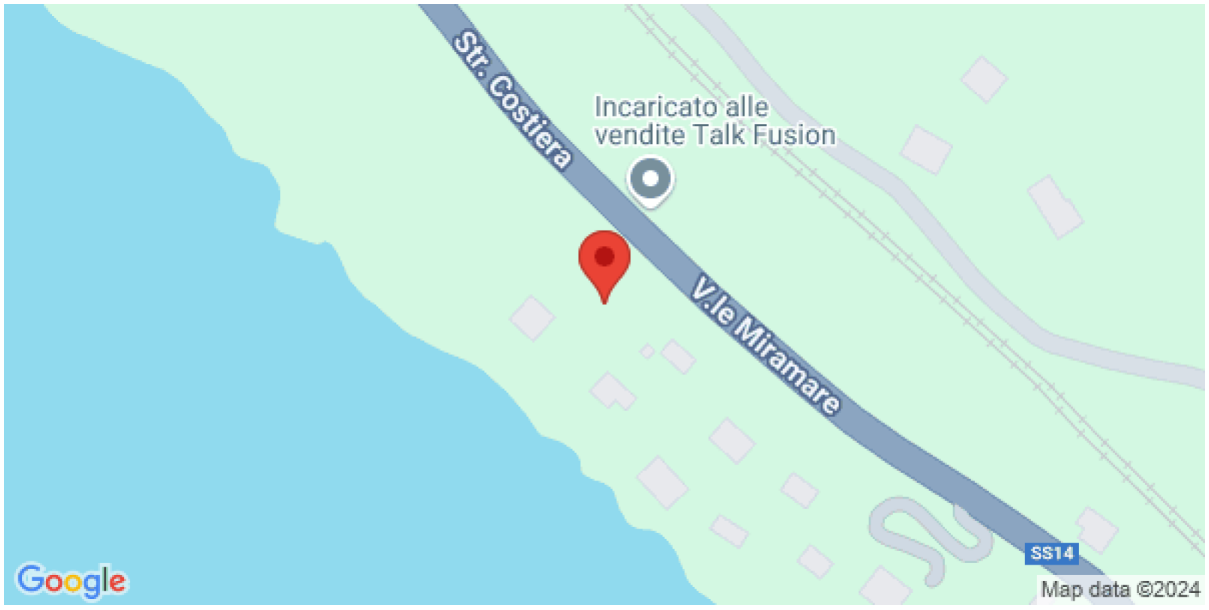


View on Google Maps

## Video

View on YouTube

## Contacts

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| | |
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