



# VILLA PIPILOTTA



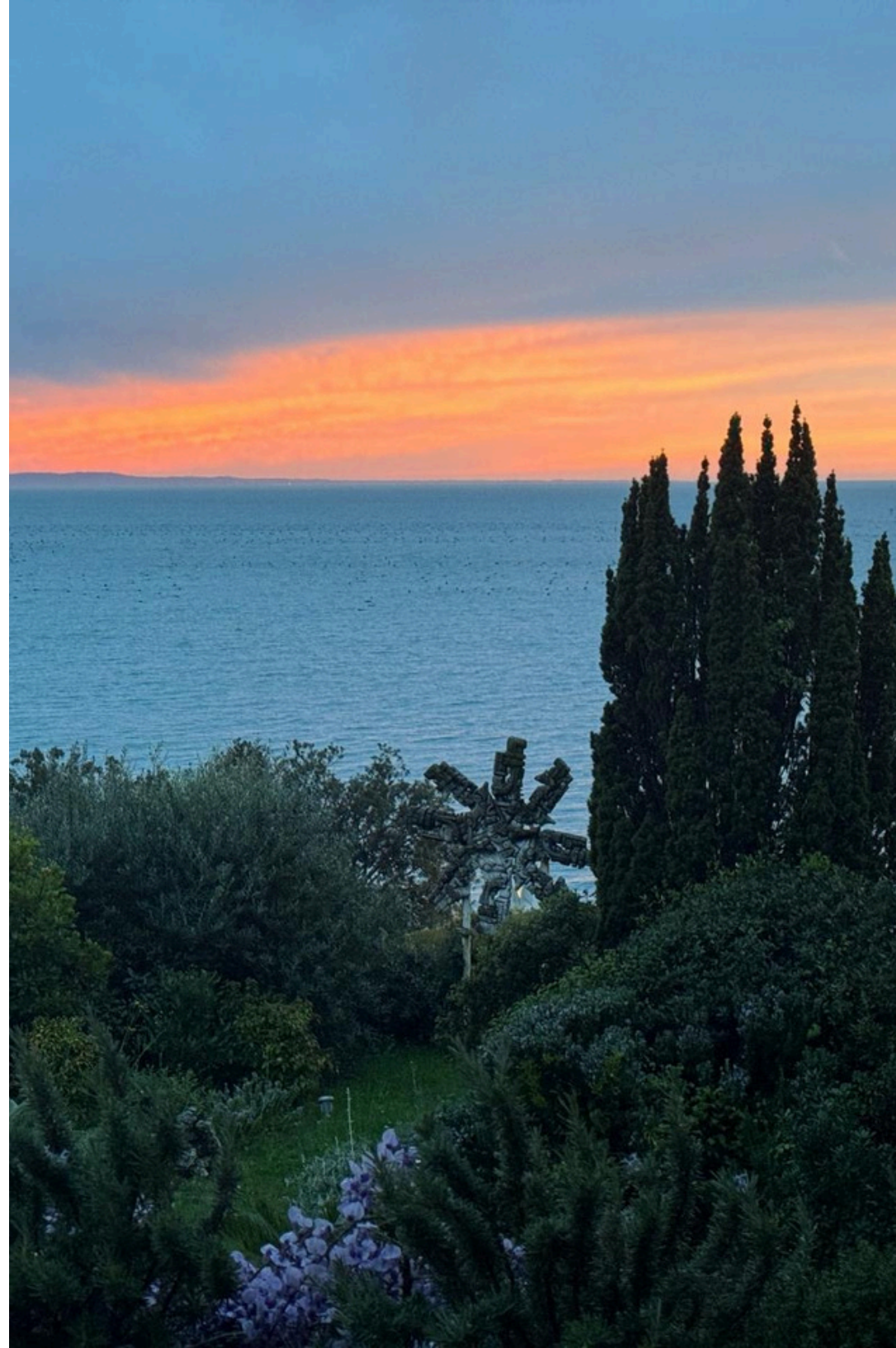
# VILLA PIPILOTTA

*Built in 1976 from karst stone and tropical wood, this villa in Duino offers a spacious garden with breathtaking views over the entire bay and Duino Castle. It boasts spacious terraces, an exceptionally large pool, and its own private access to the sea (100 steps).*

*The property shares a private access road with three other villas and has a particularly large and level garden.*

*With a separate living and sleeping area, including a gallery, two living rooms, two kitchens, six bedrooms, four bathrooms, and two toilets, the property offers ample space and privacy for the whole family. A guest apartment with a separate entrance is located on the garden level.*

*The villa is ideal for those who are looking for nature and tranquility while enjoying the proximity to the city (Trieste).*



PURCHASE PRICE € 3.490,000,-

PROPERTY  
2000m<sup>2</sup>

AREA  
450 m<sup>2</sup>

GARDEN  
2

POOL  
1

BATHROOM/TOILET  
6

ROOM  
10

CARPORT  
4 parking spaces

TERRACE/BALCONY  
4

WINE CELLAR  
1



## EQUIPMENT

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AIR CONDITIONING IN EVERY  
LIVING ROOM  
KITCHEN WITH NEW  
APPLIANCES  
VIDEO INTERCOM  
GARDEN IRRIGATION  
GARDEN LIGHTING  
POOL WITH HEATING &  
COOLING  
NEW AUTOMATED POOL  
TECHNOLOGY  
ALARM SYSTEM  
WINE CELLAR  
FIREPLACE IN THE LIVING ROOM  
CARPORT WITH 4 PARKING  
SPACES  
TEAK PARQUET  
TEAK WINDOWS P  
PRIVATE ROAD  
PRIVATE SEA AND BEACH  
ACCESS GUEST APARTMENT  
WITH PRIVATE ACCESS

## A VILLA FOR THE DOLCE VITA

*The villa is in good condition. A new air conditioning system was recently installed for all living areas. The infinity pool's technology was completely renewed two years ago, with fully automatic dosing and heating via a heat pump.*

*The wine cellar also offers ideal storage conditions for your fine wines. The fireplace in the living room ensures cozy evenings, while the garden lighting bathes the outdoor area in atmospheric light.*

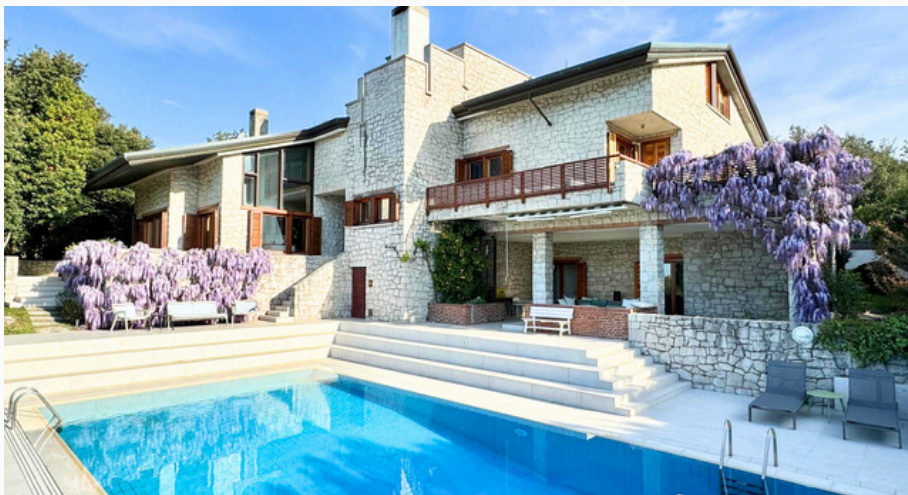
*The private road and exclusive sea access guarantee privacy and a touch of luxury. The guest apartment offers additional space for visitors and allows for a high level of comfort. The villa represents the perfect retreat for those who want to live life to the fullest.*



# OUTSIDE

















# INTERIOR

















# HOW IS IT IN DUINO AND SURROUNDINGS?

*Duino is a peaceful, undisturbed place where you can unwind and at the same time become part of an international community enriched by the United World College.*

*The landscape around Duino is characterized by picturesque cliffs and green hills, which invite you to take walks and hikes (e.g. the Rilke Trail).*

*Whether you want to delve into history and culture or simply enjoy the breathtaking coastal scenery, Duino offers an irresistible combination of tranquility and adventure.*

*The proximity to Trieste (20 km) and the cultural diversity of the region make it an ideal destination for people who appreciate both the amenities of the city and the comfort of nature.*



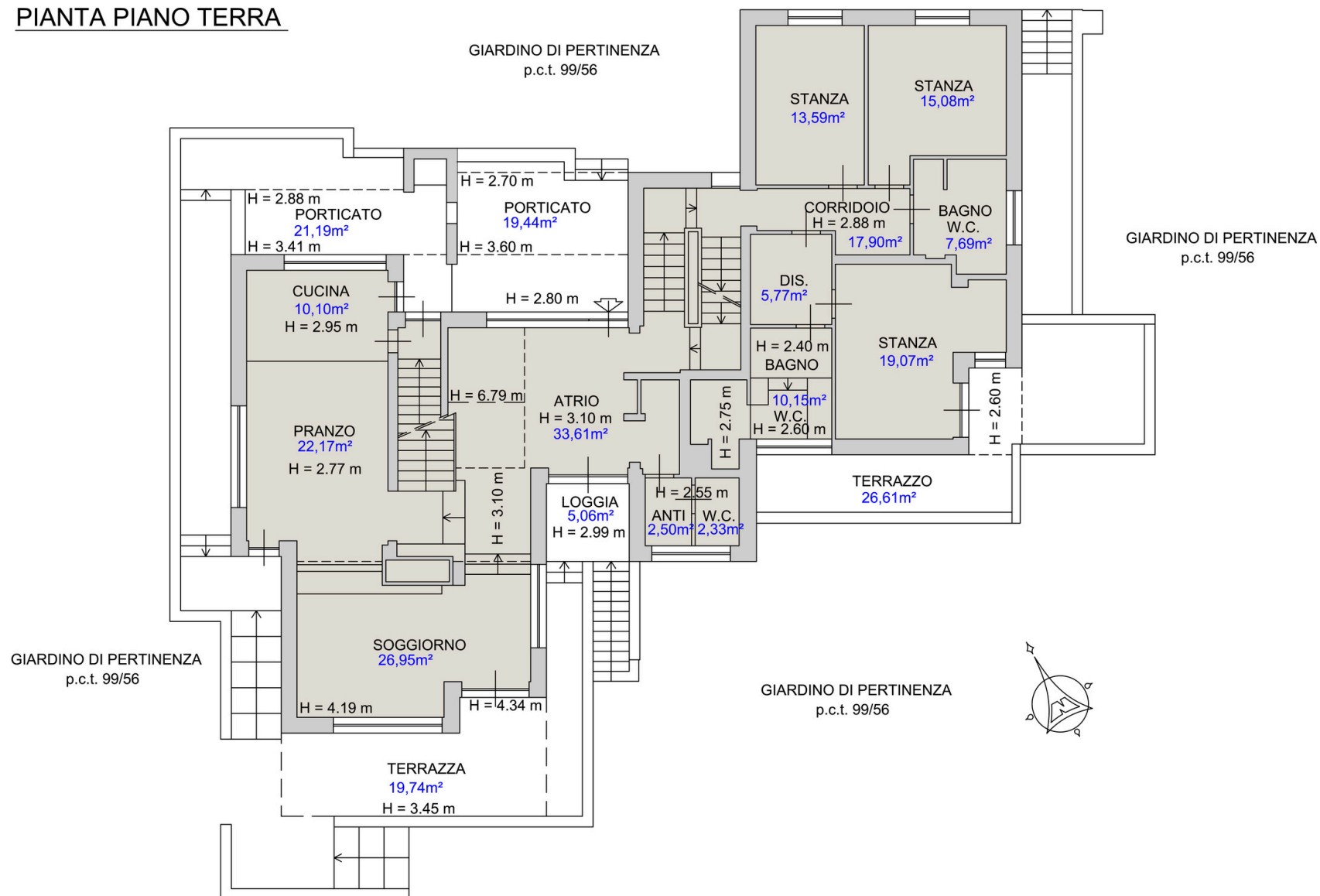
*There are other fascinating places in the surrounding area, such as the lagoon town of Grado (45 km), but Slovenia (30 km) is also nearby and is perfect for day trips to Koper, Piran or Ljubljana.*

*Culinary delights in the region range from fresh fish and seafood to traditional Slovenian dishes. The numerous local restaurants and osterias offer the opportunity to experience the region's diverse flavors and traditions.*

CAR JOURNEY: VIENNA - TRIESTE → 4,5 HOURS!  
DIRECT FLIGHTS: VIENNA - TRIESTE → 1 HOUR!

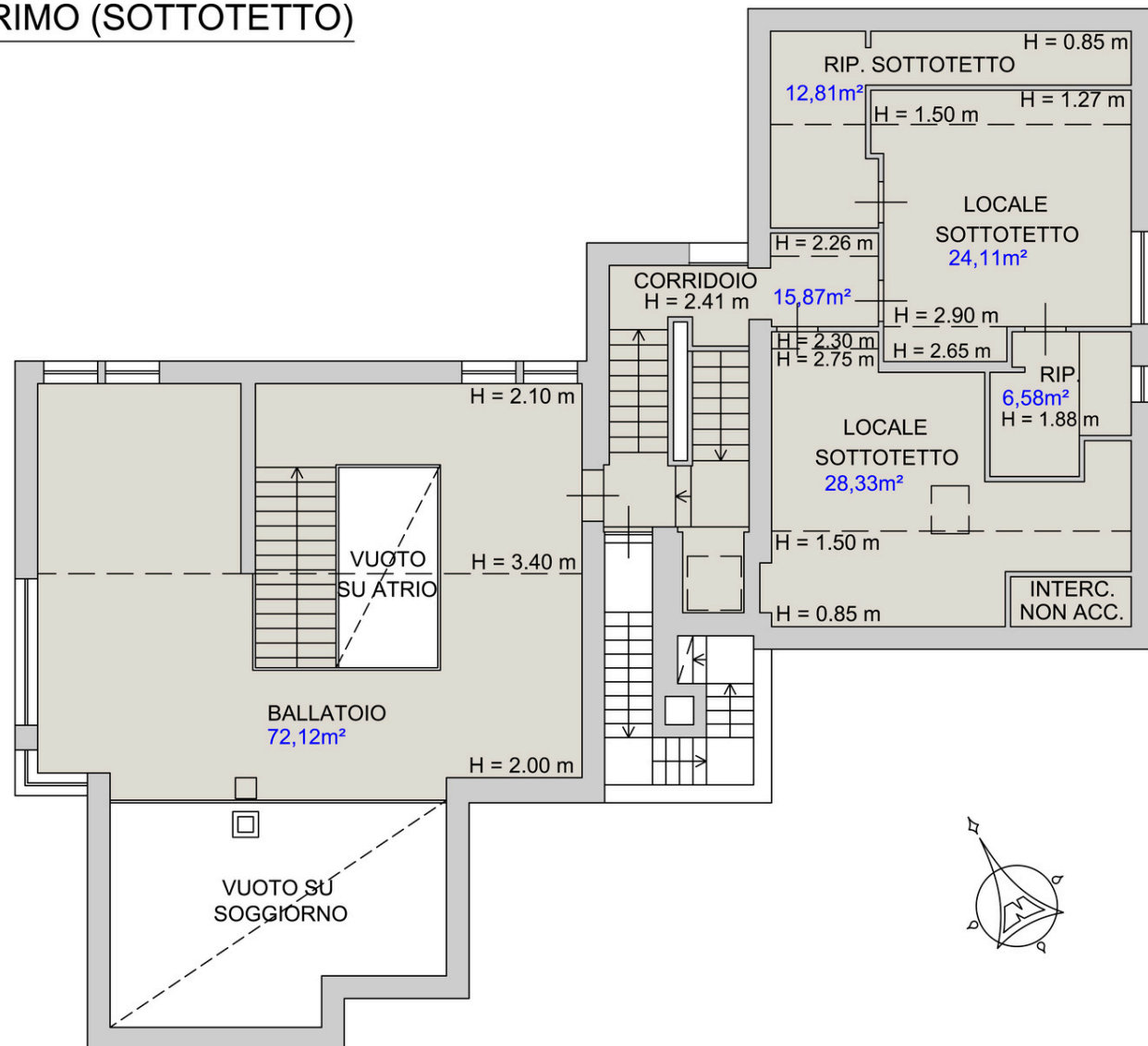


## GROUND FLOOR

PIANTA PIANO TERRA

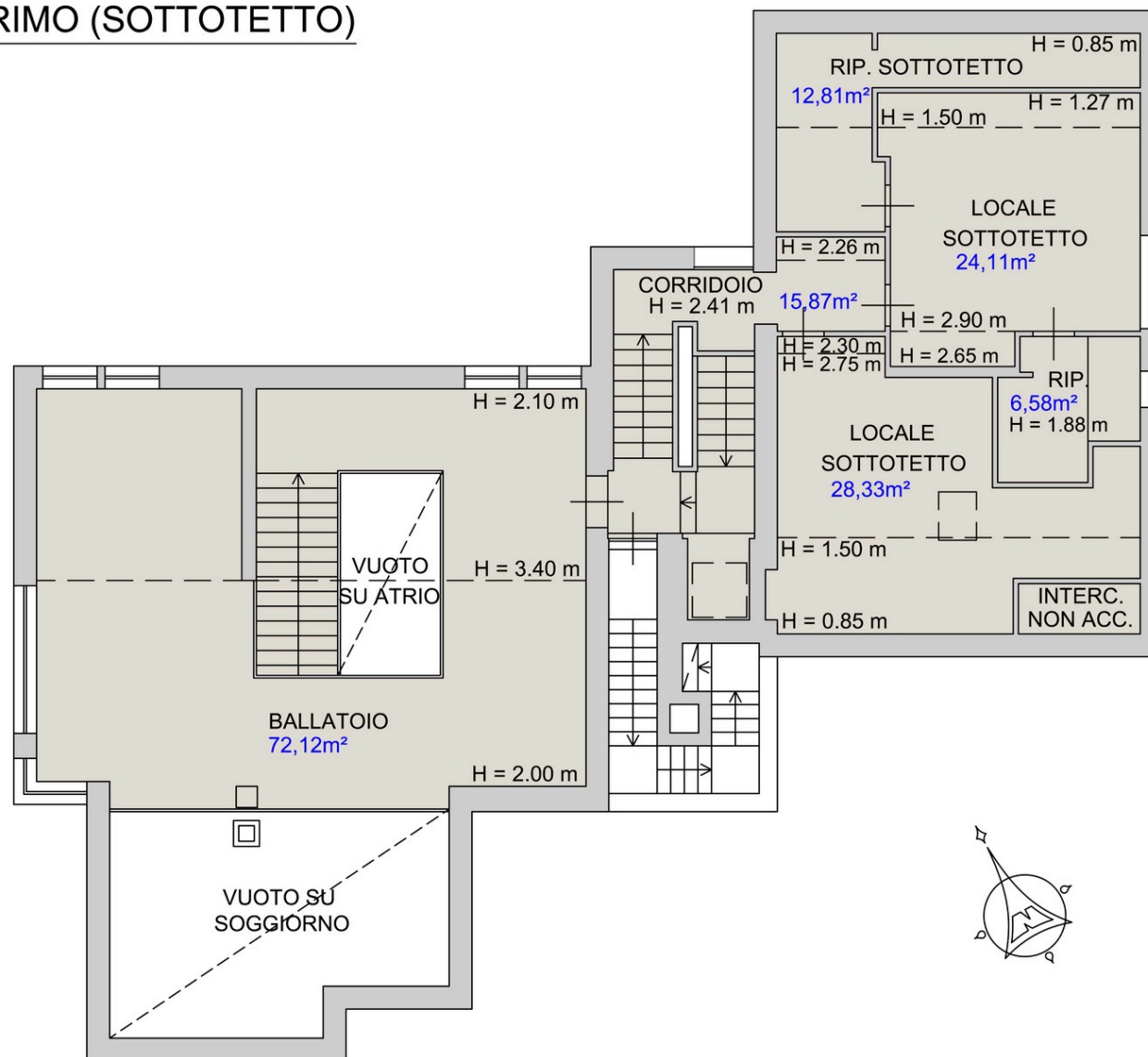


## UPPER FLOOR 1

PIANTA PIANO PRIMO (SOTTOTETTO)



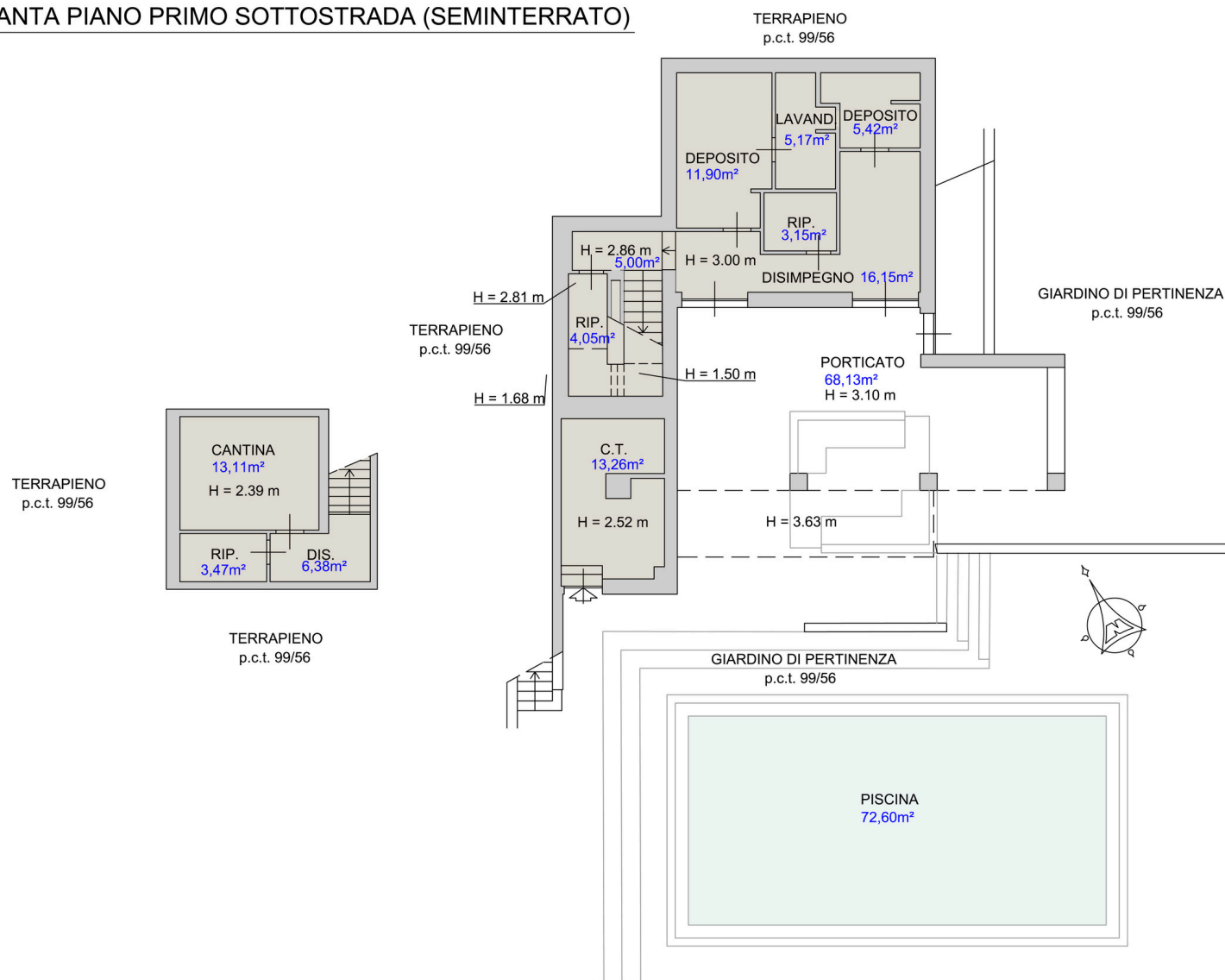
## UPPER FLOOR 2

PIANTA PIANO PRIMO (SOTTOTETTO)



## GARDEN FLOOR

## PIANTA PIANO PRIMO SOTTOSTRADA (SEMITERRATO)





# VILLA PIPILOTTA



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