



**Scotto Immobiliare**

AGENCY — QUARTU S.ELENA

CAGLIARI — SARDEGNA

# Cagliari, Via Trieste: Prestigious Apartment

€ 690.000

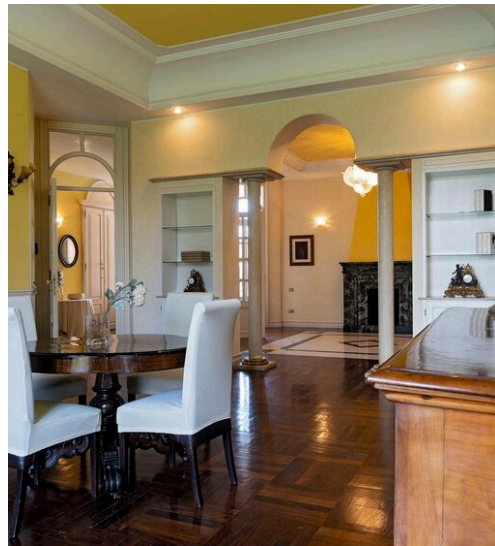
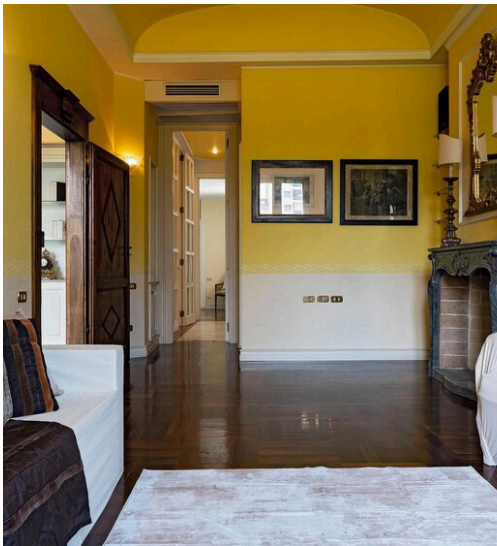
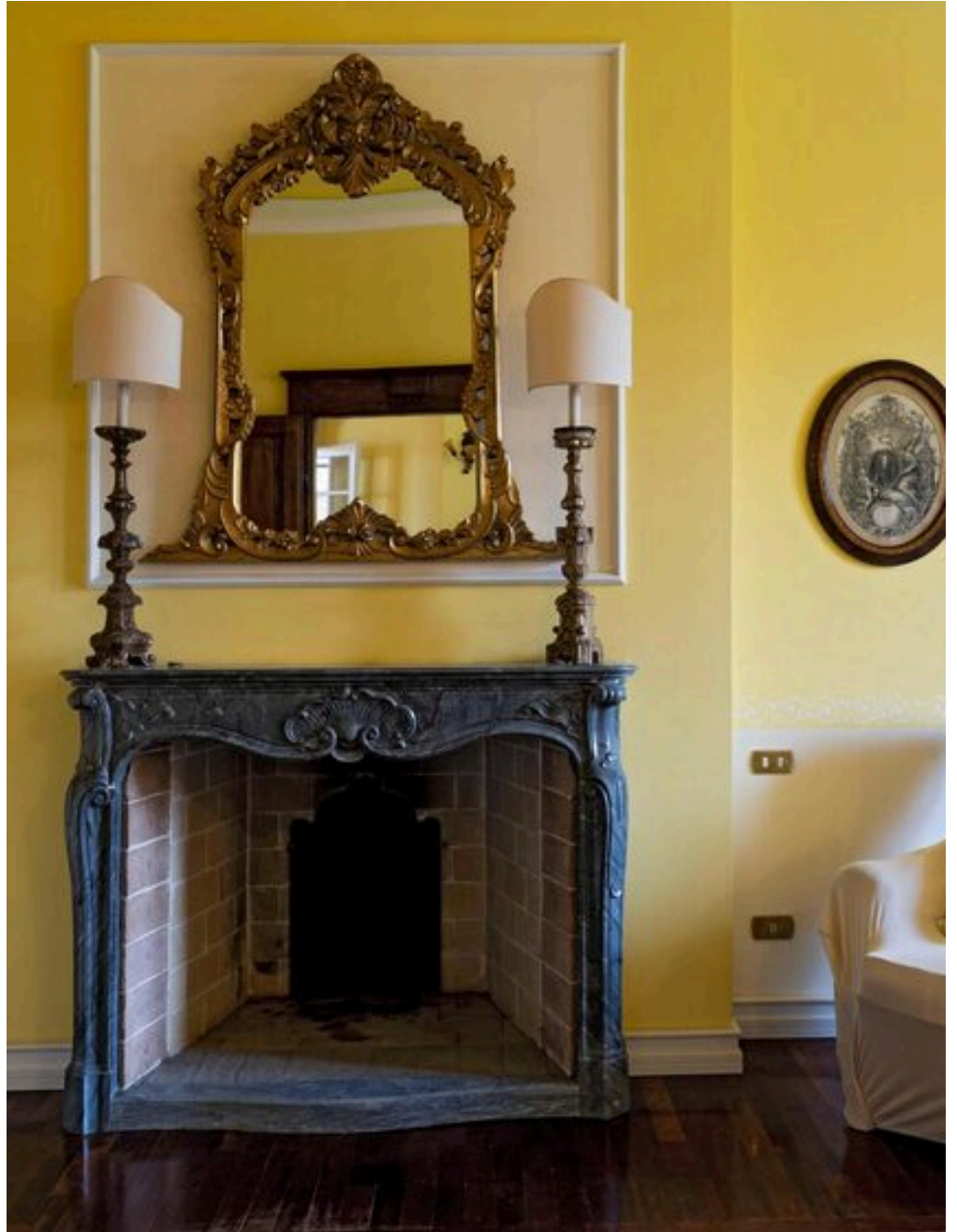
PRICE

310 m<sup>2</sup>

SQUARE METRES

5

ROOMS



## DESCRIPTION

# Cagliari, Via Trieste: Prestigious Apartment

On Via Trieste, in the immediate vicinity of Piazza del Carmine, we are offering for sale a rare property located within an elegant and exclusive condominium complex, featuring only a small number of residential units. The property has an interior floor area of 298 square meters, plus a 20-square-meter terrace, and is located on the third floor of a four-story building equipped with an elevator. Thanks to its four-sided exposure, the property enjoys excellent natural light in every room. Layout of the Interior Spaces Featuring two separate entrances, the apartment boasts a functional and highly prestigious layout: Living Area: An elegant entryway lounge leads to a triple-room living area, enhanced by two perfectly preserved period fireplaces, and a spacious eat-in kitchen. Bedroom Area: Three spacious double bedrooms, including the master suite with a private bathroom and dedicated walk-in

closet, are complemented by a second main bathroom and a guest bathroom. Integrated Independent Unit: Within the total floor area, accessible via its own separate entrance, there is a 38-square-meter space used as an office with a guest bathroom. This section lends itself to multiple configurations: maintaining its current professional use, connecting it to the main residence via an existing interior door, or creating a separate guesthouse or two-room apartment for guests or family members. Appurtenances and Technical Features: Covered parking space located within the condominium courtyard. Independent heating system. Four-sided sun exposure. Elegant condominium equipped with an elevator. The property underwent a complete renovation approximately 25 years ago and is consistently maintained in excellent condition, ready to move in. EN certification is currently being processed.

 **310 m<sup>2</sup>**  
AREA

 **4**  
BATHROOMS

 **5**  
ROOMS

 **€ 690.000**  
PRICE



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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