

Bella Trieste

My domicile with
Serviced Investment®





Welcome to Bella Trieste,

your exclusive (holiday) domicile with unique *Serviced Investment*©. Trieste is more than just a holiday destination, let yourself be enchanted by the Italian way of life, the sea and the fascinating culture and cuisine of the city. History and modern architecture come together in this historic 19th century building that blends harmoniously into the vibrant seaside city. Our house, a magnificent example of Gründerzeit architecture, tells stories of times gone by and combines them with modern living comforts.

Bella Trieste is not just a place to stay,
it is a place to live and enjoy.
Benvenuti to your new home by the sea.



- Additional income through professionally managed letting
- Personal use for up to 28 days per year - free of charge
- No effort on-site - we take care of everything
- up to 9% return on investment per year



Bella Trieste

Trieste - where we long to be

With all senses

Fresh fish, delicious pasta and exquisite wines - Trieste is the city where pleasure is king. Not only is the food influenced by Italian, Austrian and Slovenian traditions, but so are the drinks. In particular, the Friuli region, north of Trieste, is renowned for its fine wines and idyllic landscapes. Did you know that Trieste is known as “la capitale del caffè” - the coffee capital of Italy - thanks to the traditional companies Illy and Hausbrandt, which were founded here?

Sports and leisure

Whether it's a relaxing swim in Barcola, Trieste's beach, or cycling and walking tours around the capital of Friuli-Venezia Giulia, Trieste is a paradise for sports and leisure activities. With one of the largest marinas in northern Italy, the city by the sea is an Eldorado for sailors. The city's many bars, which celebrate the dolce vita with more than just Aperol Spritz, offer the perfect end to an eventful day.

The natural world

Trieste is more than just the sea: the wild beauty of Val Rosandra, a nature reserve with unique rock formations and waterfalls, is particularly impressive. The fascinating caves of Škocjan are well worth a visit. And since you are already wearing sturdy footwear, you can also take a walk along the Rilke Trail with its magnificent views.

Art and culture

As the most important port of the Austro-Hungarian Empire, Trieste's history can still be seen today in its magnificent architecture and numerous monuments.

Museums, theatres and historic sites await discovery. Highlights include the impressive Miramare Castle with its exotic park, the Revoltella Museum and the many cultural festivals held throughout the year.

By the way: Trieste is one of Italy's most important filming locations.

Where to shop

Variety is the name of the game in Trieste.

Exclusive boutiques and designer shops, traditional markets in the immediate neighbourhood, such as Viale XX Settembre, or small, charming shops such as Drogheria Toso and Farmacia Biasoletto reflect the Italian flair.

OUR EXCLUSIVE NEWSLETTER WILL KEEP YOU UP TO DATE
WITH THE LATEST HIGHLIGHTS.

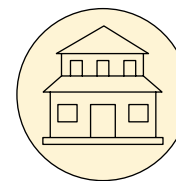
Serviced Investment[®]

Our innovative product Bella Trieste with *Serviced Investment*[®] combines historic charm with modern living comfort, offering you a unique all-in-service with an attractive return on investment.

The stylishly renovated apartments in this Gründerzeit style building are not only available to you as the owner, but are also managed for you as part of a professional serviced apartment letting for at least the first five years.

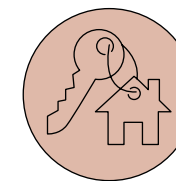
As a buyer, you can benefit from the potential increase in value and additional income through professional letting, while enjoying the flexibility of using your home up to 28 days a year.

We take care of everything on site - from letting to cleaning.



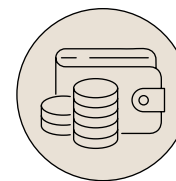
YOUR OWN HOME

Spend up to 28 days a year
in your own home.
Rent-free, of course...



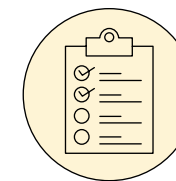
LETTING OUT

Letting of professional, commercially
Serviced-Apartment throughout
the whole year (short and long term)



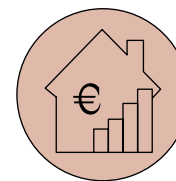
ADDITIONAL INCOME

Professional letting generates
extra income for you. A return of
up to 9 % p.a. is possible.



OUR SERVICE TO YOU

We service you with of ownership and
professional letting. Annual statements
ensure full transparency.



INCREASE IN VALUE

You will also benefit from the current
above-average added value potential of
Trieste's properties.



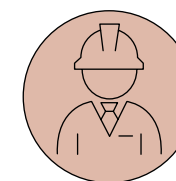
PROTECTED BY THE LAND REGISTRY

The Trieste Land Registry has evolved from the
history of the Austro-Hungarian Empire and offers
today maximum security for your investment.



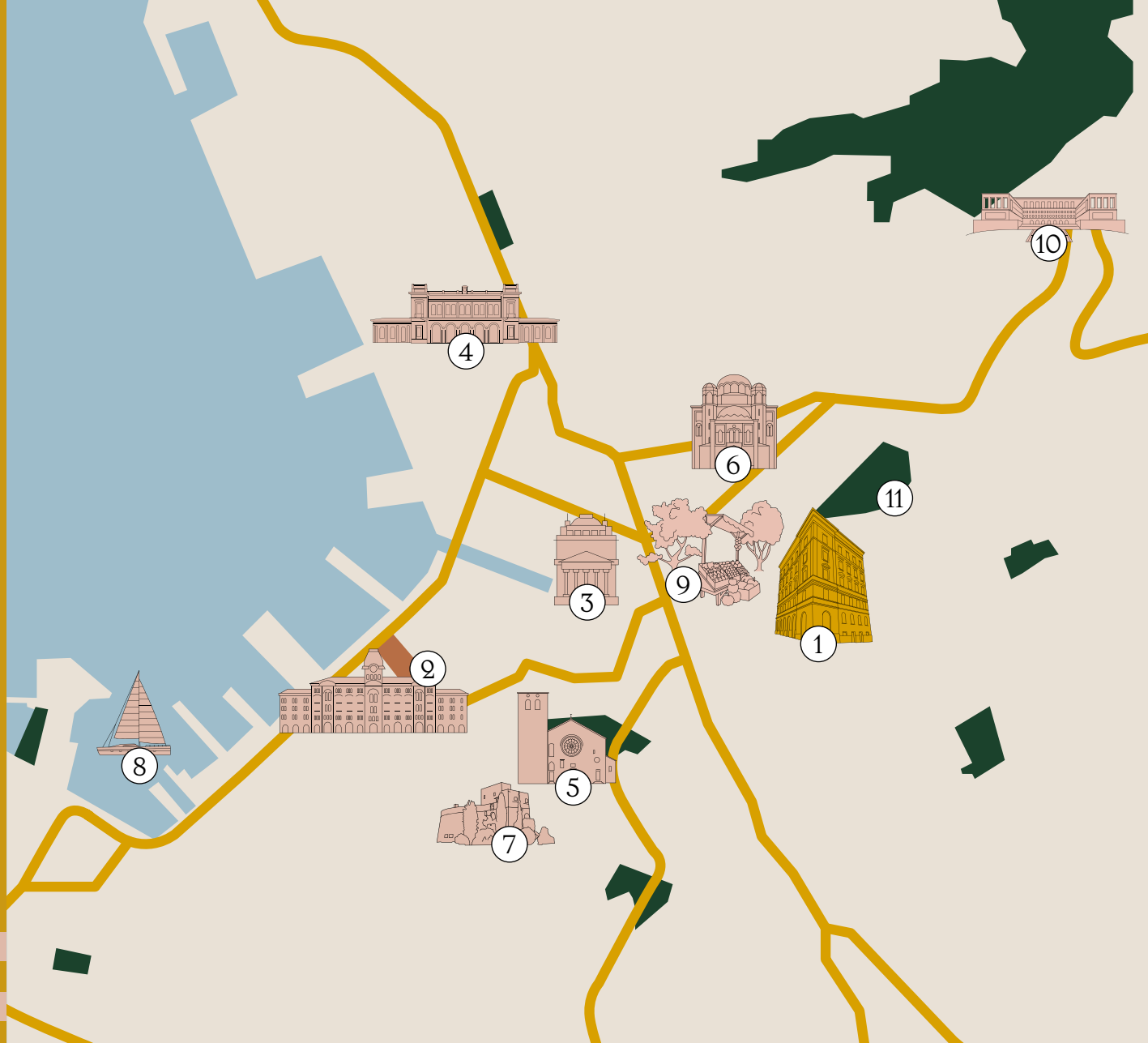
FULL BUYER SERVICE

Full support from our local Italian
partners for notarial contracts
and tax issues.



AUSTRIAN PROPERTY DEVELOPER

We are an Austrian partner with
extensive experience in Trieste and strong
local Italian network partners.



- | | |
|--|--------------------------------------|
| 1 Palazzo Via Ginnastica 33 | 7 Castello di San Giusto |
| 2 Piazza Unità d'Italia | 8 Marina San Giusto |
| 3 Canal Grande | 9 Viale XX Settembre |
| 4 Train station - Stazione di Trieste Centrale | 10 Università degli Studi di Trieste |
| 5 Cattedrale di San Giusto Martire | 11 Park - Giardino Pubblico |
| 6 Synagogue - Tempio Israelitico di Trieste | |

Palazzo Via Ginnastica 33

The historic Gründerzeit style building, completed in 1899, is located in the centre of Trieste in a vibrant environment. Carefully and sustainably renovated from the ground up and stylishly furnished, it offers ideal conditions for discerning residents.

EXCLUSIVE APARTMENTS

28 apartments with five different layouts to suit individual needs. The units have been completely refurbished to a high standard. Each apartment is fully furnished and equipped and can accommodate 2+2 people.

HIGHLIGHT APARTMENTS

Five attic apartments with exceptional ceiling height in the open timber beam roof structure. Ten quiet interior apartments with courtyard balconies and more.

COMPLETE REFURBISHMENT

Renovation of the historic external front and staircase. New thermal insulation of internal facades. Renewal of all pipework (HVAC), new roof structure, entrance design and installation of an external glass lift.

HEATING AND COOLING SYSTEM

No more gas! The apartments are heated and cooled by a newly installed central heat pump system, supplemented by photovoltaics. Each apartment has individually controlled split heating and cooling units.

MODERN AND COMPLETE FURNISHINGS

High quality materials and stylish furnishings ensure maximum comfort with a ceiling height of almost 3 metres. Two types of fixed furniture are available.

E-MOBILITY POINT

There are four fixed parking spaces in the two newly built small garages on the ground floor of the building. In addition, a small mobility point is planned exclusively for the building (one e-car + one e-scooter).

SUSTAINABLE RENOVATION

- Additional thermal insulation during the renovation
- Optimised solar shading to prevent overheating
- Higher energy efficiency through up-to-date building elements
- No more gas: modern central heat pump and air conditioning system
- Adapted photovoltaic systems
- Conservation and use of sustainable materials



Step inside - the living worlds of Bella Trieste



DOLCE VITA

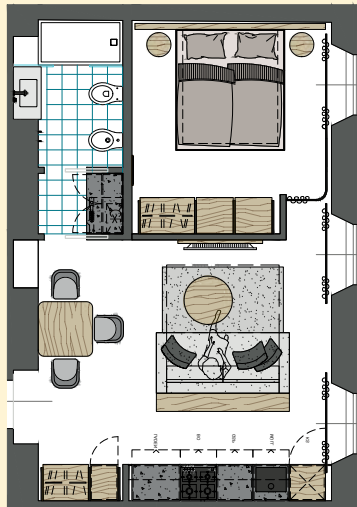
Sophisticated layouts and tasteful interiors - Bella Trieste is all about comfort with fine materials and modern shapes.
(pictured: apartment Type E)



STILE ITALIANO

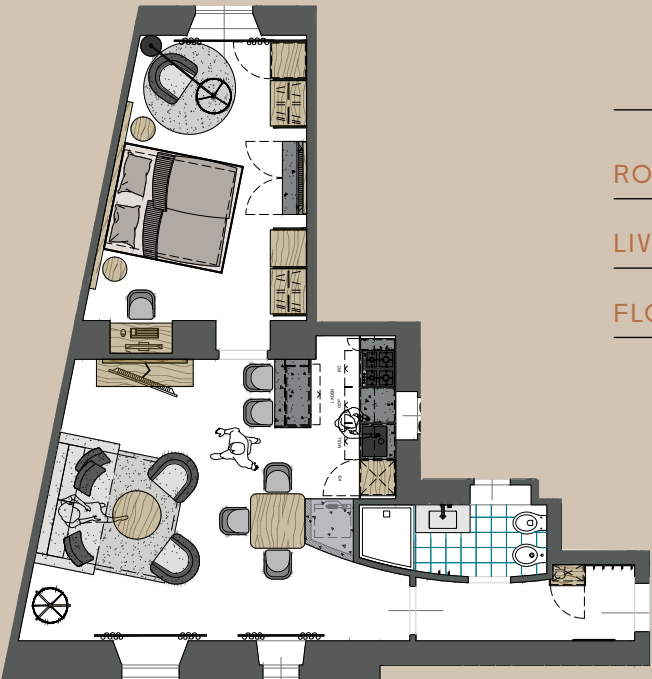
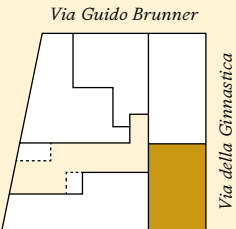
Italy is renowned for its exquisite style when it comes to interior design. Bella Trieste apartments offer the perfect blend of comfort and minimalist design.
(Pictured: Apartment Type B)





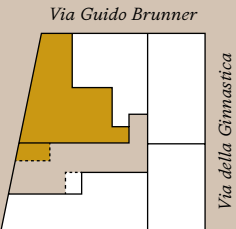
Type A

ROOMS	2
LIVING AREA	50 m ²
FLOORS	2 nd / 3 rd / 4 th / 5 th / 6 th



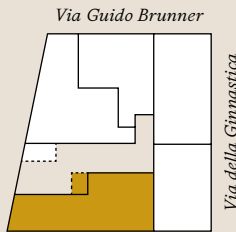
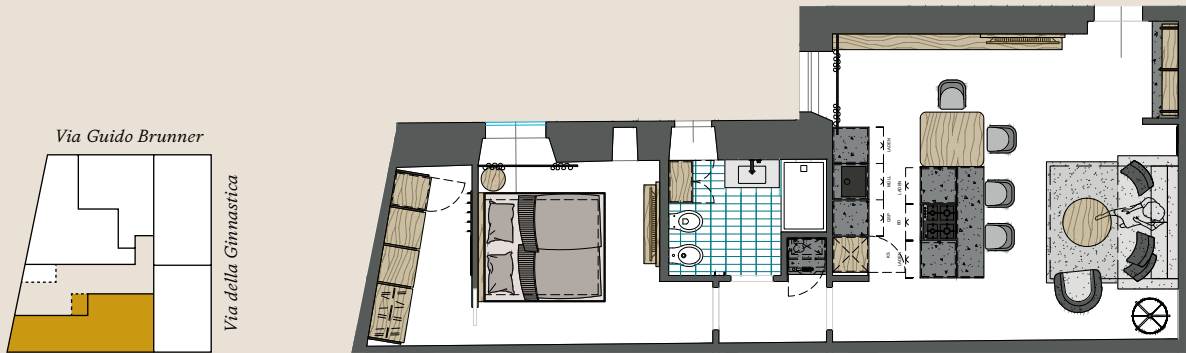
Type C

ROOMS	2 + balcony
LIVING AREA	65 m ²
FLOORS	1 st / 2 nd / 3 rd / 4 th / 5 th / 6 th



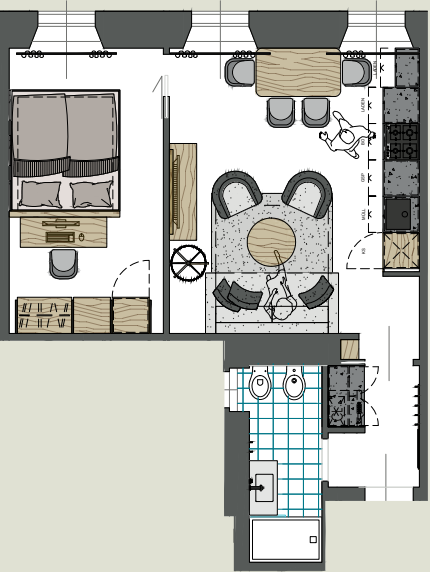
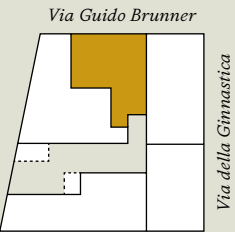
Type B

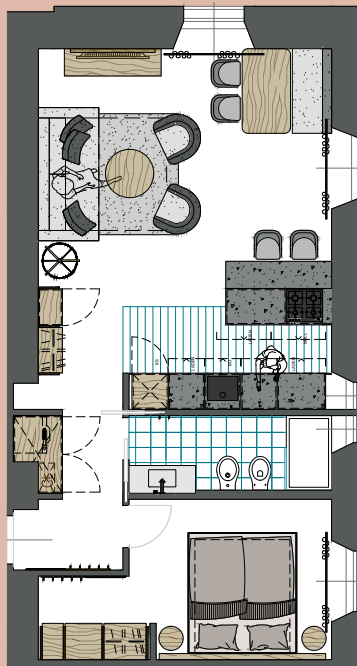
ROOMS	2 + balcony
LIVING AREA	63 m ²
FLOORS	1 st / 2 nd / 3 rd / 4 th / 5 th / 6 th



Type D

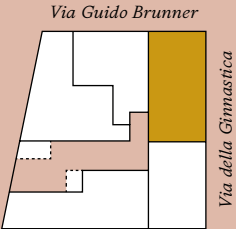
ROOMS	2
LIVING AREA	50 m ²
FLOORS	1 st / 2 nd / 3 rd / 4 th / 5 th / 6 th





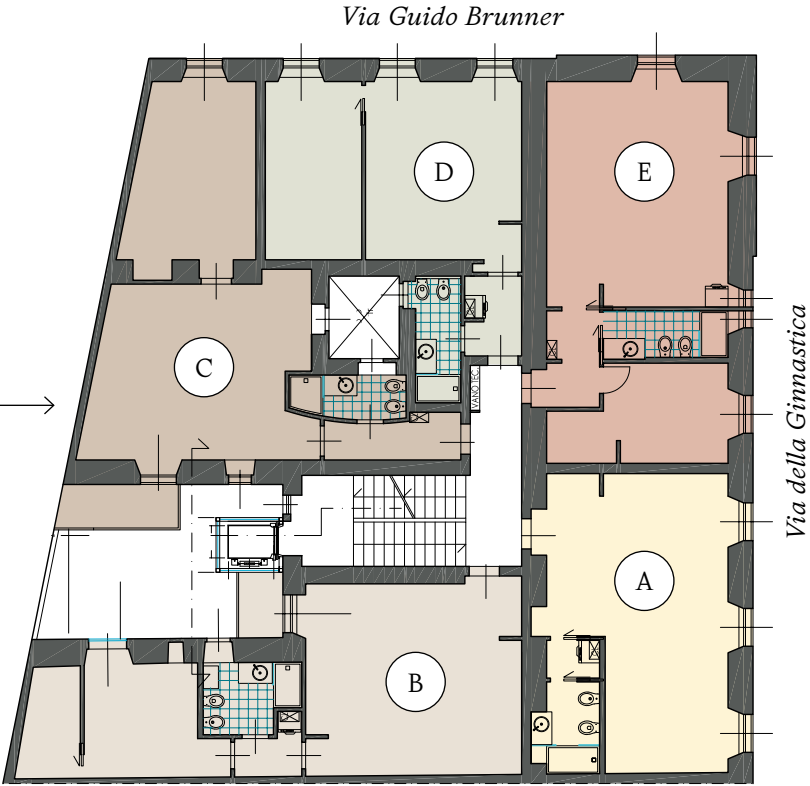
Type E

ROOMS	2
LIVING AREA	66 m ²
FLOORS	2 nd / 3 rd / 4 th / 5 th / 6 th



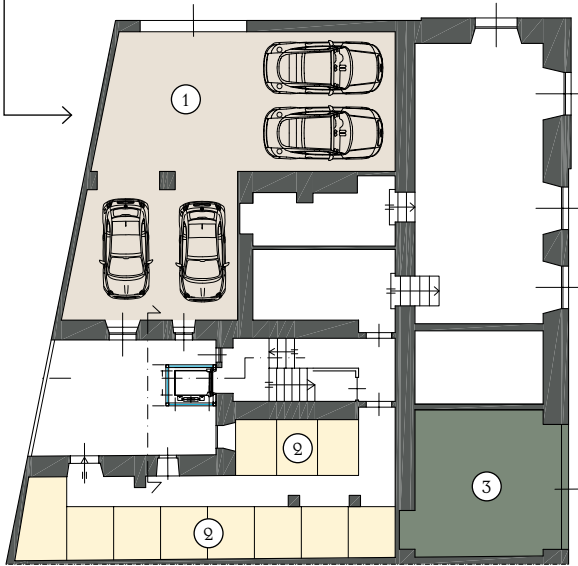
Floor Plans

STANDARD FLOOR
(2nd - 6th FLOOR)

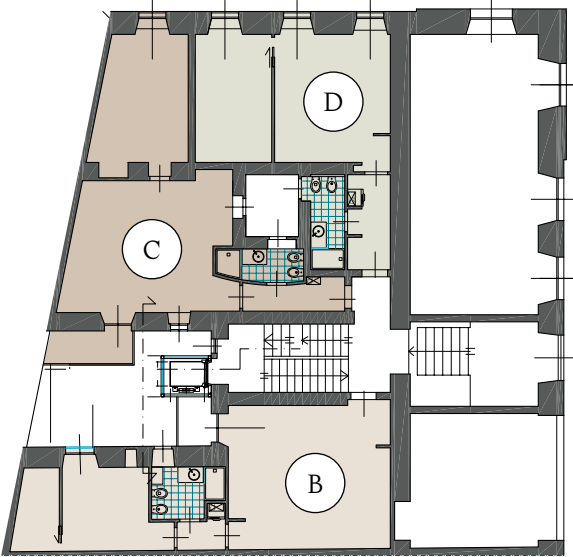


GROUND FLOOR

1 GARAGE PARKING SPACE	4 cars
2 STORAGE BOXES	11
3 E-MOBILITY POINT	2 electric scooters & 1 car



1st FLOOR



Furniture

To ensure a smooth start to the letting process, all apartments are fully furnished. Bella Trieste is available in two unique styles: Elegant, *Maritime*-style apartments which convey a sense of Mediterranean lifestyle with vibrant colours, and *Urban*-style apartments which create an urban living ambience with modern, clean lines and stylish accents. Both options feature quality materials, thoughtful layouts and exquisite furnishings. Discover the details that make your second home so special.

LIVING ROOM	MASTER BEDROOM
Sofa bed for 2 people	Double bed with headboard
TV and lounge chair	Modern wardrobe
Dining table for 4	
Coat rack	KITCHEN-LIVING ROOM
	Fully fitted kitchen
BATHROOM	Fridge and microwave
Shower	Electric oven
Toilet and bidet	Cooker with extractor fan
Washing machine	Bar area with bar stools

In addition to furniture and appliances, a full range of rental equipment is available.
All equipment lists can be found at www.bellatrieste.at

Equipment may vary slightly according to the type of accommodation.

Maritim



The “Maritim” décor lets you know that you are only a few steps away from the sea.
(pictured: apartment Type B)

Urban

Reduced colours with strong ochre accents - contemporary design with an urban flair.
(pictured: apartment Type B)





- 1 Barcola pebble beach
- 2 Miramare Castle
- 3 Monfalcone & Marina Julia
- 4 Opicina
- 5 Prepotto wine region
- 6 Grotta Gigante
- 7 Trieste Airport
- 8 Grado

DISTANCES FROM TRIESTE

VIENNA	about 480 km
SALZBURG	about 370 km
MUNICH	about 450 km
GRAZ	about 290 km
KLAGENFURT	about 170 km



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Contact

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