

Villa for Sale in Trani

€ 519.000

Ref. CBI159-2783-63893



143 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

PUGLIA - TRANI - VILLA FRIULI STREET Near the renowned Capiro area, we offer for sale a splendid villa with a private pool, featuring a modern and elegant design, quality finishes, and extremely high energy efficiency, certified in energy class A4. The property is entirely on the ground floor, with a floor area of approximately 140 square meters, and stands out for its harmonious spaces, bright spaces, and attention to detail. The entrance leads to the elegant living area, consisting of a spacious living-dining room enhanced by a magnificent window overlooking the pool, creating a pleasant continuity between the interior and exterior. The eat-in kitchen completes the living area, combining functionality and comfort. The sleeping area features a comfortable double bedroom, complete with a private bathroom and walk-in closet, for a living experience marked by privacy and well-being. A single bedroom, a second modern bathroom, and a practical closet complete the interior layout. Another distinctive feature is the laundry area located in the hallway and bordered by elegant windows: a contemporary solution that combines practicality and aesthetic sophistication, optimizing space without sacrificing brightness. Particular attention has been paid to safety, construction quality, and energy efficiency. The villa is equipped with solar panels, a security front door, an automatic gate, and a video surveillance system. High-quality lift-and-slide windows with shatterproof double glazing and mosquito nets complete the features, helping to ensure comfort and protection. The outdoor spaces are one of the property's strong points: a splendid private swimming pool, ideal for relaxing and socializing, a convenient outdoor shower, an additional storage room, and a small plot of land that completes the outdoor area. An exclusive villa combining elegance, technology, and energy efficiency, ideal for those seeking a contemporary home, meticulously designed and equipped with modern comforts, including a private pool and spaces designed to maximize living space. A charming living solution, perfect as a primary residence for those seeking quality, style, security, and well-being in the sought-after Capiro area. Contact us for more information or to schedule an appointment.



Certification

Energy class: A4

Property Informations

Address: Via Di Villa Friuli, Sc

Zip code: 73125

Bedrooms: 2

Bathrooms: 2

Rooms: 4

Internal condition: Excellent

Floor: Ground floor

Date of construction: 2025

Current condition: Available after the deed of sale

Terrace: Present

Garden: Private

Sea distance: 3.000 meter

Kitchen: Eat-in kitchen







