

VENETIAN RIVIERA · JESOLO LIDO · VIA MONACO 1

The Up Town Palace

The Skyline Penthouse

"Two hundred and seventy metres of sky between your terrace and the Adriatic."

275^{m²}

TOTAL ECOSYSTEM

168^{m²}

INTERIOR AREA

107^{m²}

WRAPAROUND TERRACES

360°

PANORAMIC VIEW

ENERGY CLASS

A4 — Near Zero

STATUS

Turnkey · 2022

BUILDER

Tedesco Costruzioni

GARAGE

Double · Basement level

LOCATION · CONNECTIVITY · VALUE

270 m

Adriatic shoreline

Golf

Jesolo Golf Club adjacent

45 km

Venice · < 1 hour

100 km

Trieste · DACH hub

The apex of contemporary residential luxury on the Venetian Riviera. A singular asset where Italian design meets the Nordic engineering precision of Tedesco Costruzioni. One floor, one residence: absolute privacy, open outlook to all four cardinal points, 270 metres from the Adriatic.



Dott. Tiziano Spagnuolo

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ALTEA

REAL ESTATE SERVICES

(IT) Via Mazzini 2 – 33077 Sacile (PN) · (AT) Siezenheimer Str. 35 – 5020 Salzburg

P.IVA 01915570939 · REA PN-363031 · ISCR. CCIAA PN-UD

KEY TECHNICAL SPECIFICATIONS

Floors	8th + 9th · exclusive duplex
Interior area	168 m ² · optimised layout
Terraces	107 m ² wraparound + loggia
Bedrooms / Baths	2 suites / 2 design baths
Kitchen	Open-plan · full-spec
Winter Garden	35.06 m ² · glazed · A/C
Solarium	Exclusive · 360° view
Garage	Double · basement level
Energy class	A4 · Near Zero Energy
EPgl,nren	39.30 kWh/m ² · 8.44 kg CO2/m ²
Photovoltaic	2.70 kW dedicated

CONSTRUCTION TECHNOLOGY & MARINE RESILIENCE

Structure	Anti-seismic reinforced concrete
Envelope	Thermal cladding + acoustic cavity
Window frames	Thermal-break aluminium · salt-resistant
Glazing	Low-emissivity double glazing
Climate control	Underfloor radiant + heat pump
Ventilation	MVHR with heat recovery · filtered air
Water purification	Dedicated filters, purified water
Home automation	Full load-management pre-wiring

ADMINISTRATIVE PEDIGREE

- SUAP procedure completed · Protocol VE-SUPRO/0253329
- Full certificate of occupancy issued
- Electrical & plumbing compliance certified
- Fire Brigade clearance — VV.F.
- DOCFA cadastral registration done · Unit 9 · Sheet 69 · Parcel 1756
- Property stabilised since 2022 · 100% turnkey · zero construction risk

FLOOR PLAN · 8TH FLOOR — LUXURY LIVING

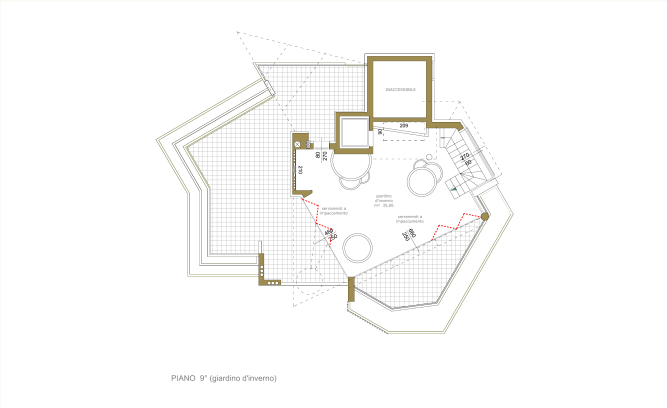
Net H 2.70 m — 168 m² interior



— Living / entrance / dining	48.80 m ²
— Bedroom	15.27 m ²
— Walk-in closet	9.60 m ²
— Loggia	11.07 m ²
— Terrace	20.75 m ²

FLOOR PLAN · 9TH FLOOR — ROOFTOP EXCLUSIVE

Net H 2.60 m



— Winter Garden	35.06 m ² · glazed · H 2.60 m · A/C
— Solarium / Terrace	Exclusive · total privacy · 360°

STRATEGIC POSITIONING



270 m Adriatic shoreline Unobstructed sea view	Golf Jesolo Golf Club 18 holes · adjacent	45 km Venice Global cultural capital	100 km Trieste DACH/CEE markets hub
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THE BUILDER'S SIGNATURE: TEDESCO COSTRUZIONI

Boutique Tower Specialists

White Palace and Accesso 16. Focused on exclusive vertical buildings, never mass-market.

Friulian Engineering

Pordenone solidity applied to coastal architecture. Nordic standards of precision.

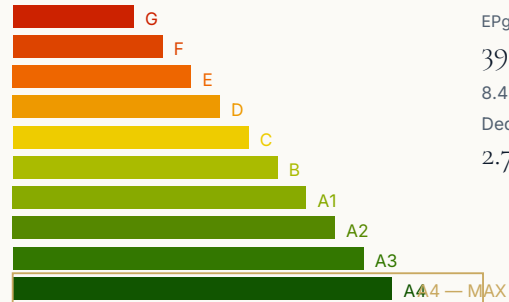
Direct Personal Guarantee

Cristian and Sergio Tedesco oversee directly. Zero anonymity, zero intermediaries.

Zero Construction Risk

Completed and certified since 2022. You acquire a tested, stable, turnkey asset.

ENERGY CLASS A4 — NEAR ZERO ENERGY



EP_{gI,nren}

39.30 kWh/m²

8.44 kg CO₂/m²

Dedicated photovoltaic

2.70 kW

ASSET ARSENAL — ALTEA EXCLUSIVE MANDATE

- Professional Full HD photography
- 4K aerial drone footage
- Complete technical & cadastral plans
- Navigable 3D Virtual Tour
- Full Due Diligence documentation

ABOUT ALTEA

Altea Real Estate Services is a boutique agency specialising in prime property and off-market transactions across the Triveneto, Friuli-Venezia Giulia, Austria and Croatia. Bespoke advisory for private Italian and DACH clientele, international marketing and cross-border legal and tax assistance through to closing.

Book a private viewing or a reserved call.

Full documentation and Due Diligence on request.

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