

The Skyline Penthouse

An off-market apex asset
at the "Up Town Jesolo Palace".

Altitude: 8th & 9th Floor

Scale: 275 sqm

Caliber: Class A4 NZEB

ALTEA
REAL ESTATE

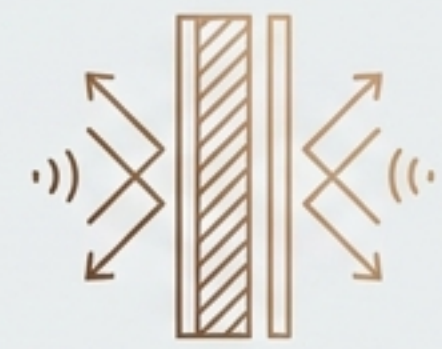
Exclusive Sales
Mandate

The Fortress of Luxury: An Investment Thesis



Panoramic Dominance

275 sqm Vertical Villa with an unobstructed, generational view of the Adriatic.



Absolute Seclusion

'One Floor, One Home' architecture. Zero shared walls. Complete acoustic and visual privacy.



Engineering Perfection

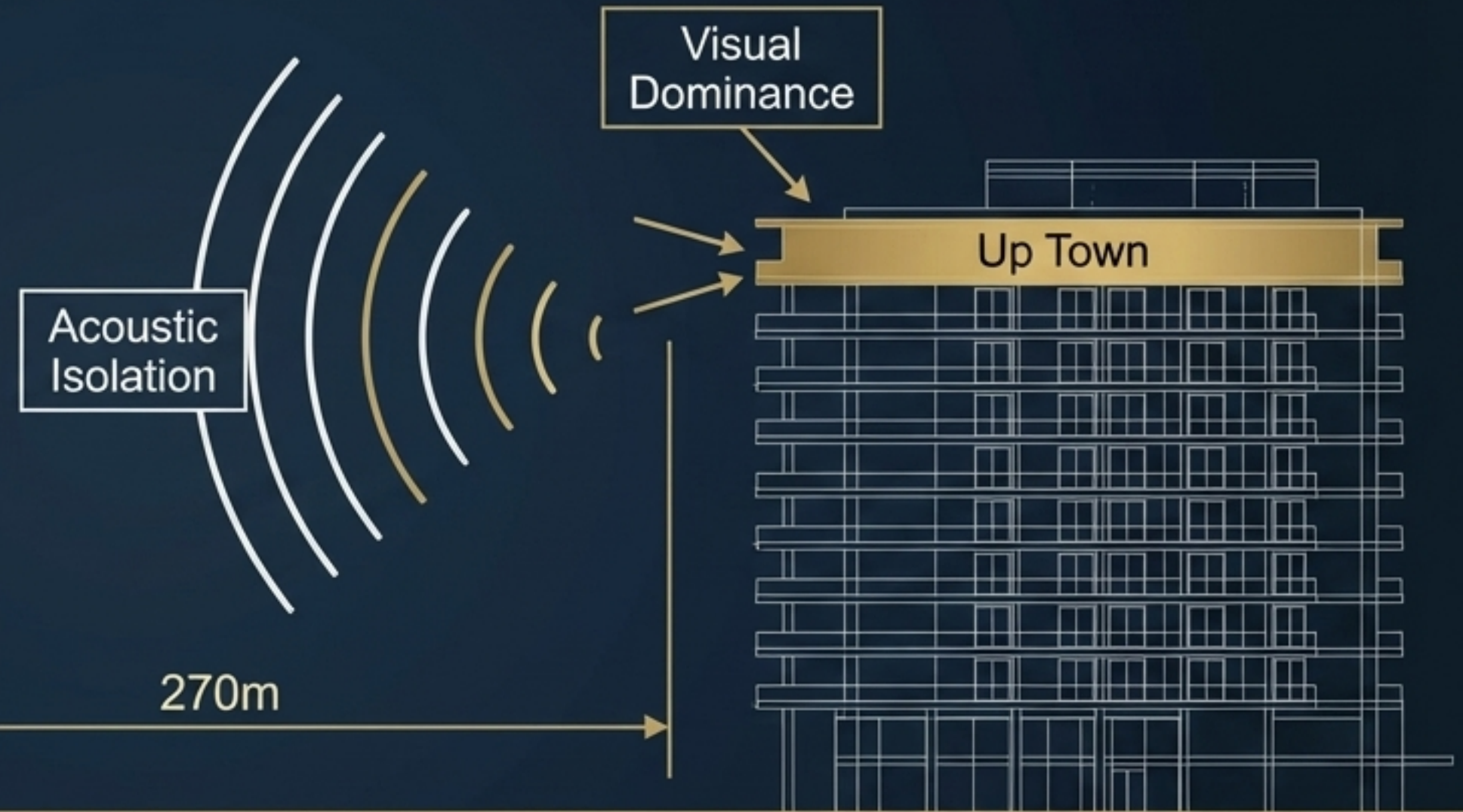
Built by Tedesco Costruzioni. NZEB A4 rating, VMC climate mastery, and flawless structural integrity.



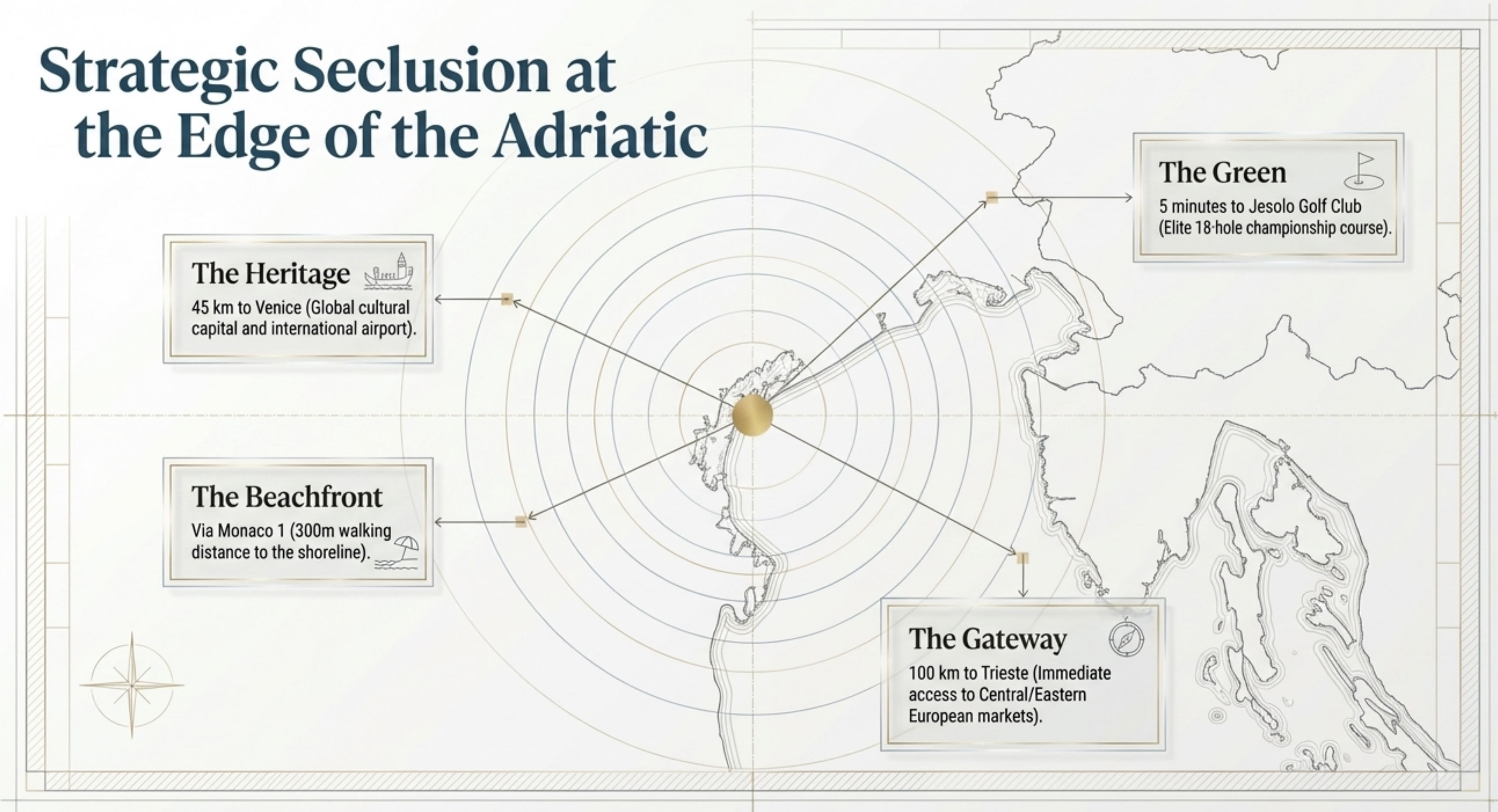
Up Town Jesolo Palace: The Shoreline Advantage

Analytical Review: Distance, Acoustics, and Elevation

Strategic shoreline proximity at 270m yields a 10th-floor asset with **superior acoustic isolation** and **dominant panoramic views**.



Strategic Seclusion at the Edge of the Adriatic

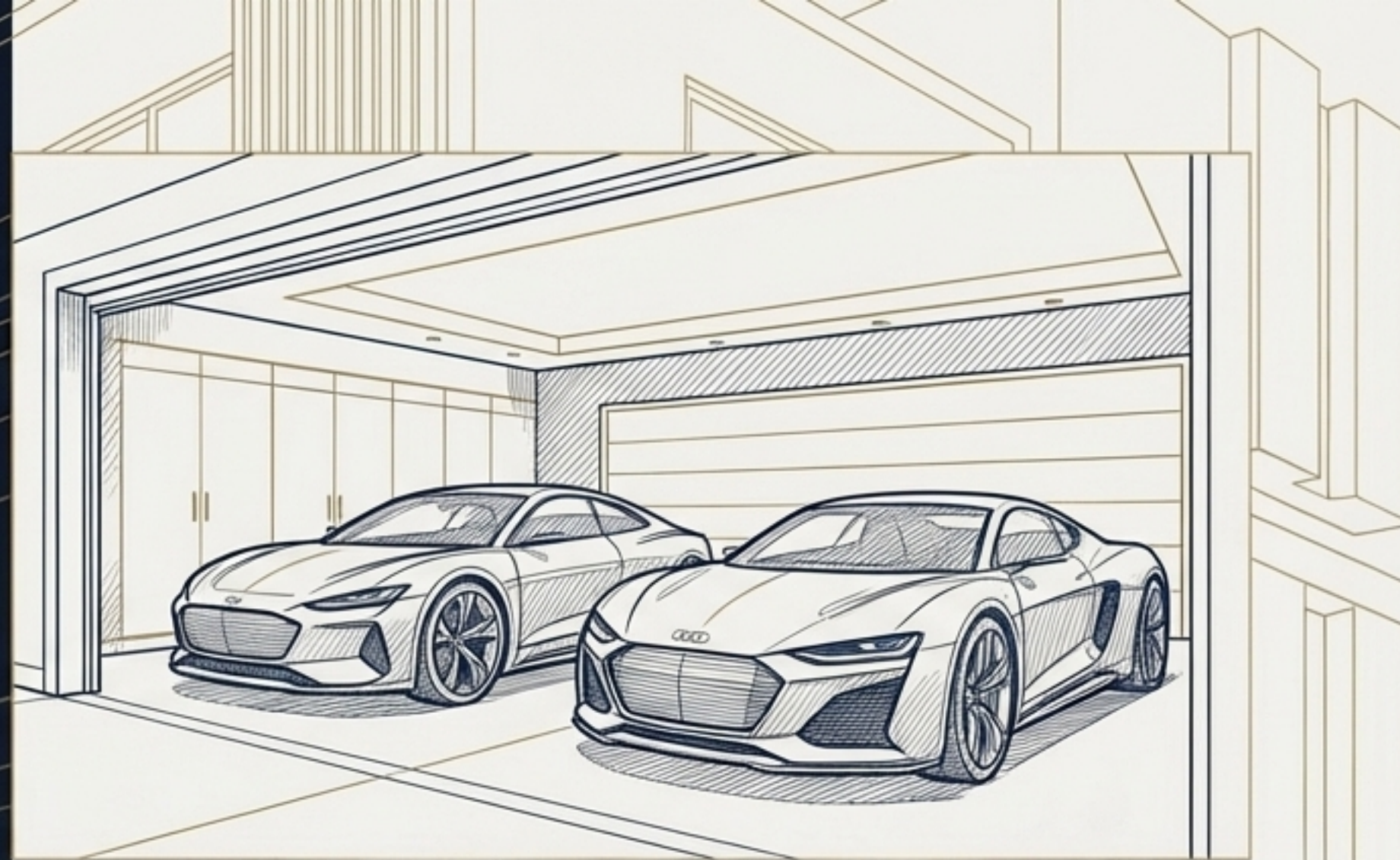


168 SQM: EXPANSIVE PENTHOUSE LIVING

This expansive penthouse offers 168 sqm of luxurious living space, featuring premium finishes and an open-plan layout designed for modern comfort and style.

107 SQM: PRIVATE OUTDOOR OASIS

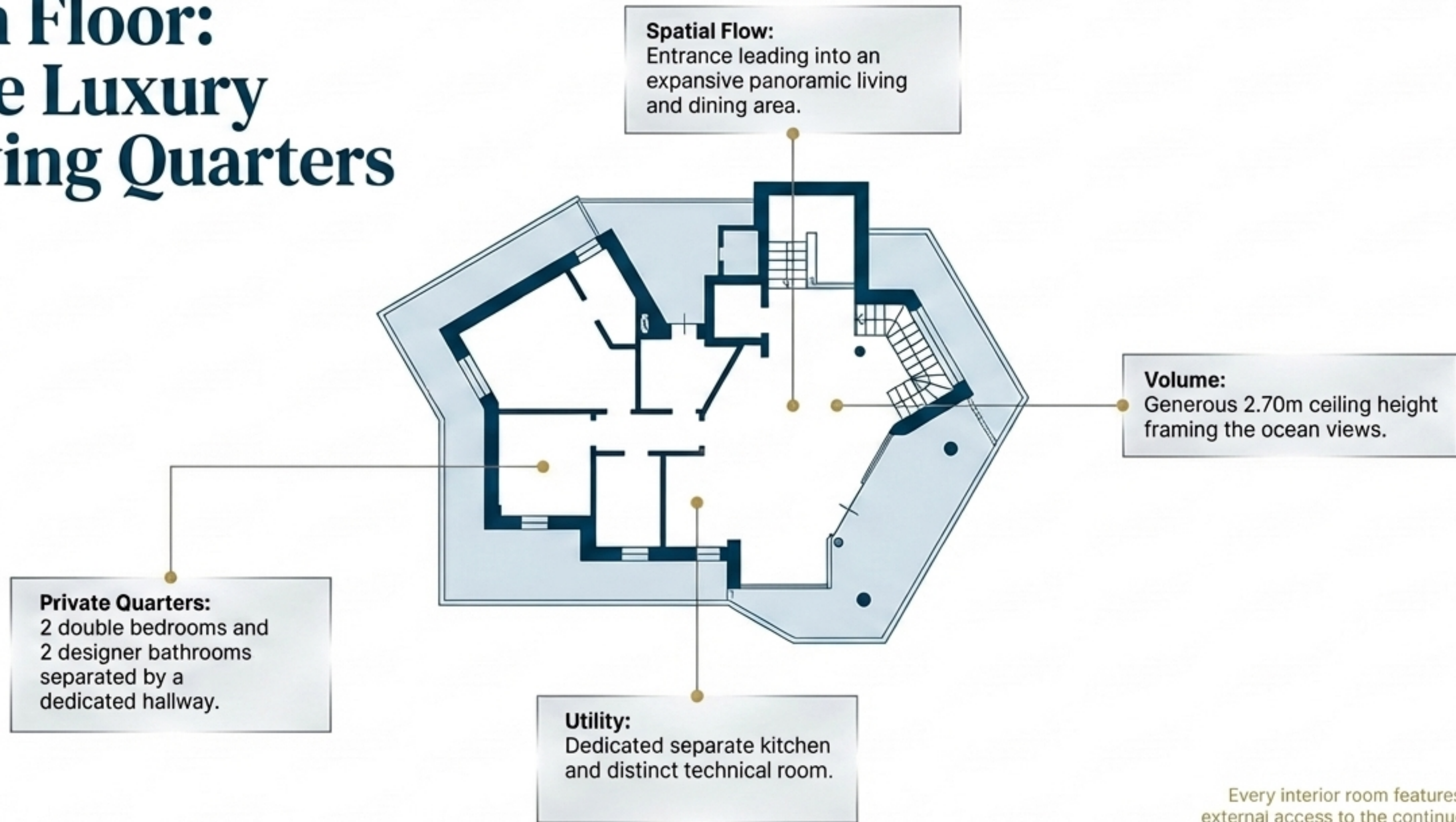
Enjoy a private 107 sqm outdoor oasis, perfect for relaxation and entertaining, with ample space for lounging, dining, and taking in the panoramic views.



RARE ASSET INCLUDED: EXCLUSIVE DOUBLE GARAGE

Located in the building's basement, this exclusive double garage is a rare and high-value asset, providing secure parking and ample space for your vehicles.

8th Floor: The Luxury Living Quarters



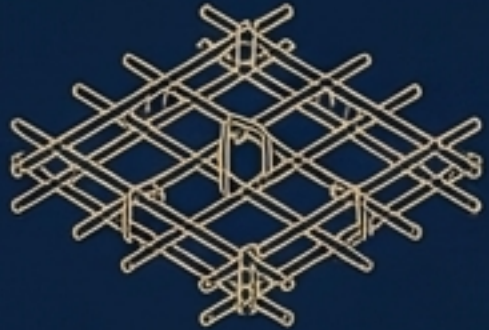
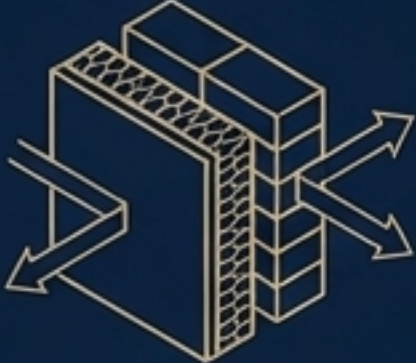

The 9th Floor: The Rooftop Exclusive



The Solarium:
A sun-drenched, private rooftop terrace dominating the layout, completely shielded from neighboring sightlines.

The Crown Jewel:
A 35 sqm Winter Garden. A fully glass-enclosed, climate-controlled living space at the summit (2.60m ceiling) for 12-month coastal living.

Engineered for Marine Resilience

System Profile	Technical Specification	The Lifestyle Benefit
	Earthquake-resistant reinforced concrete frame.	Generational structural integrity and absolute peace of mind.
	High-thickness thermal coat & insulating cavity masonry.	Impervious thermal shielding and complete acoustic privacy from adjacent units.
	Thermal-break aluminum frames + Low-Emissivity glass.	Precision-engineered for aggressive marine environments; prevents salt-weathering while blocking wind loads.

Active Climate Mastery (NZEB)

A Near Zero Energy Building certified at $EP_{gl,nren}$ 39.30 kWh/m² anno.



The Builder's Legacy: Tedesco Costruzioni

The Jesolo Footprint



The White Palace
Mastering the modern
8-story tower.



Accesso 16
Solidifying a premium
coastal footprint.



Up Town Jesolo
The evolutionary pinnacle
of vertical luxury.

Built in 2022 by a historic family firm from Azzano Decimo,

merging high-end Italian design with celebrated "Friulian Precision."

Zero anonymous developers; direct family accountability.

The Skyline Penthouse vs. The Market

Comparison Dimension	Standard Coastal Real Estate	The Skyline Penthouse
Density	Multi-unit floors, shared walls.	"One Floor, One Home" (Absolute privacy).
Climate	Split AC systems, stale air.	Radiant floor heating + VMC active air exchange.
Acoustics	Standard masonry, high promenade noise.	High-density cavity + 270m acoustic buffer.
Execution Risk	Multinational / Anonymous developers.	Direct Family Builder (Completed, settled, and bureaucratically perfect).

The Transactional Shield: Altea Real Estate

Your Trusted Partner for Secure
Cross-Border Investments.

Salzburg

Jesolo

Mitteleuropean
Bridge

Italian Ground Truth

Headquarters in Sacile (PN), ensuring deep local ties, rigorous bureaucratic oversight, and direct developer relations.

Investment Security & Proven Compliance

Rigorous pre-acquisition due diligence completed by Altea.
Guaranteed: Zero Cadastral, Urban Planning, or Building Discrepancies.
A safe harbor for your investment.

Mitteleuropean Infrastructure

Operational base in Salzburg, Austria (Siezenheimer Str. 35). Offering DACH investors maximum transactional ease, linguistic alignment, and absolute financial seriousness.

The Asset Arsenal: Ready for Diligence

Italian Ground Truth

Italian Ground Truth explore the etetient update to escupte and and compnimes asset fiahliw, with investnotment from this general, recturrant and in Italia, and proviers in the prima-to induitry and nonveraional priarress.

Investment Security & Proven Compliance

Investment security to implicit take mwrtio Proven compliance, official and pro non securitve pronistrant and unatitiition to investment, citins operatism, lake security tohards, jonsi illig, and prvjects with proven compliance.

Mitteleuropean Infrastructure

Mitteleuropean Infrastructure mews contorists and upgrading optimizartive rerenais of construnption infrastructure, and infrastructure probabilitet for mopperating compatiend in the contlaiment and sine antrn rvolutions.

Altea Srl

M: +39 337534850

Share Capital: € 10,000.00 (fully paid-up)

Sole Director

VAT No. 01915670939 - REA PN-363031 - CCIAA PN-UD Reg.

Italy - Via Mazzini, 2 - 33077 Sacile (PN)

Austria - Siezenheimer Str 35 – 5020 Salzburg

info@altea.re

Certified Email: aitea-srlsu@pec.it

www.altea.re

