



MAIN INFO

RIF. OL-017MC

LOCATION: Pittulongu

TYPE : Apartment PRICE : 470000

Bedrooms: 4
Bathrooms: 2

Sm. Commercial: 184

Sm. Cadastral:

Panoramic Terraces: 1
Parking Spaces: 1

PROPERTY

Olbia, in the Pittulongu area, just a short walk from the beautiful beaches of \\\'Lo Squalo\\\' and \\\'Il Pellicano\\\', we offer for sale a two-storey apartment with independent entrances, free on three sides and surrounded by a large private garden of approximately 100 sqm. The property is located in a quiet residential setting, ideal for those who wish to live close to the sea while staying away from traffic and the summer crowds. The entrance opens onto a bright living area with an open-plan kitchen? a welcoming and functional space. From the living room, you can access a spacious covered veranda, usable all year round, perfect for outdoor dining and relaxing moments. A hallway leads to the sleeping area, consisting of a double bedroom, a smaller bedroom, and a windowed bathroom. An internal staircase connects to the basement level, which is fully finished and has its own separate entrance from the outside. This level is ideal as an additional living unit or guest area, and it includes a second living room with an open kitchen, a bedroom, a bathroom, hallway,



cellar, and two practical storage rooms. The property is equipped with hot/cold air conditioning and is in excellent condition, ready to be lived in immediately. Thanks to its strategic location, just minutes from the beaches and the center of Olbia, combined with the versatility of its layout, this solution is perfect both as a primary residence and as an investment for holiday rentals, offering excellent income potential. The property has no condominium fees.

LOCATION

MORE DETAILS

Energy Class: F

Condition of the Property: Buone condizioni

Position : Mare View : Esterno

Orientation: Sud-Ovest

Free Sides : 3 Garden : Privato

Type of Living Area: Soggiorno

Type of Kitchen: A vista Heating system: Autonomo

Type of Heating System: Aria condizionata

Hot water system: Privata

Material of Doors & Windows: Legno doppio vetro

Flooring: Ceramica

Terraces: 1

Floor: Terra + seminterrato

FEATURES

Air Conditioning

Electric Gate

Double Glazing

Independent Entrance

Security door

Storage room

Outdoor table

Veranda

Mosquito net