Olbia Boutique Residence â€“ Penthouse



MAIN INFO

RIF. OL-014CP
LOCATION : Olbia
TYPE : Attic
PRICE : 700.000

Bedrooms: 3
Bathrooms: 3
Sm. Commercial: 239.80
Sm. Cadastral:
Panoramic Terraces: 2
Parking Spaces: 1

PROPERTY

An exclusive residential project of just 8 units is coming to life in the new San Nicola district, designed for those who wish to experience Olbia with balance, comfort, and quality.The location is one of its key strengths: strategically connected to the city?s main thoroughfares, it allows you to reach any part of Olbia quickly, while maintaining the tranquillity of a modern, private residential setting.Just a short distance away, the large urban green park offers open spaces, relaxation, and daily well-being, creating a perfect balance between nature and city life.The residences, featuring a contemporary design and elegant lines, are crafted to guarantee natural light, functionality, and privacy within a refined and harmonious environment. A housing development dedicated to those seeking not just a home, but a sophisticated, dynamic, and sustainable lifestyle.High energy performance for all seasons is ensured thanks to new building systems technologies. All property units will achieve an Energy Efficiency Class A rating.Built with premium and innovative materials.Underfloor radiant

heating and cooling system, heat pump chiller with a storage kit for heating and cooling, and solar thermal panels for domestic hot water.Situated on the top floor of this elegant residential development, this prestigious penthouse stands out for its extraordinary natural light and extensive outdoor spaces, which enhance its liveability throughout the year.The home unfolds around a spectacular living area of approximately 45 sqm, comprising a lounge and dining area in a single open-plan space?ideal for welcoming guests and enjoying social gatherings. Large windows ensure a perfect connection between indoor and outdoor living, providing direct access to the spacious verandas that surround the property.The sleeping quarters, well-separated and private, comprise three bedrooms: a particularly spacious master bedroom and two further versatile bedrooms, perfect for children, guests, or a home office. Serving the apartment are three bathrooms, functionally distributed to guarantee maximum comfort for family and guests alike.A practical hallway harmoniously connects the different spaces, optimising the layout and ensuring privacy between the living and sleeping areas.The true highlight of the property is represented by its expansive covered and uncovered verandas, which total over 120 sqm and offer multiple possibilities for use: a relaxation lounge, an al fresco dining area, a solarium, or a space dedicated to greenery. These outdoor spaces offer a delightful continuity with the interiors, amplifying the sense of exclusivity typical of a luxury residence.The property is completed by a convenient covered parking space.

LOCATION

MORE DETAILS

Energy Class : A
Condition of the Property : New
View : Panoramic view
Orientation : East - North - South-West
Free Sides : 4
Type of Kitchen : Open kitchen
Heating system : Indipendent
Type of Heating System : Underfloor heating and cooling
Hot water system : Independent
Conditions of Doors & Windows : Double glazed wooden
Blind/Shutter : Electric roller shutters
Flooring : Porcelain Stoneware
Terraces : 126.4
Floor : 4

FEATURES

Lift
Electric Gate
Double Glazing
Electric shutters
Veranda
Video door phone