Olbia Boutique Residence â€“ First Floor Two-Bedroom Apartment (Unit 1/A)



MAIN INFO

RIF. OL-010CP
LOCATION : Olbia
TYPE : Apartment
PRICE : 375.000

Bedrooms: 2
Bathrooms: 2
Sm. Commercial: 138.6
Sm. Cadastral:
Panoramic Terraces: 3
Parking Spaces: 1

PROPERTY

In the new San Nicola district, an exclusive residential development of just 8 units comes to life, designed for those wishing 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 every part of Olbia rapidly, whilst maintaining the tranquillity of a modern and private residential setting.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, boasting a contemporary design and elegant lines, are crafted to guarantee natural light, functionality, and privacy within a refined and harmonious environment. A housing project dedicated to those seeking not just a home, but a sophisticated, dynamic, and sustainable lifestyle.High energy performance for all seasons is ensured by new building services technologies. All units will achieve a Class A Energy Rating. Built with premium and innovative materials, the properties feature an underfloor radiant

system for heating and cooling, a heat pump chiller with a storage tank for heating and cooling, and a solar thermal system for domestic hot water.The first-floor apartment is characterised by bright rooms and a layout meticulously studied to guarantee exceptional comfort and liveability.The property extends over an internal surface area of approximately 94 sqm, welcoming you into a spacious open-plan living space with a lounge and dining area, ideal for both entertaining and relaxation. The sleeping quarters comprise two well-proportioned bedrooms and two bathrooms, designed to offer practical functionality for daily life.A standout feature of the property is the splendid verandas?both covered and uncovered?totalling over 55 sqm. These exclusive spaces are perfect for alfresco dining, moments of relaxation, or creating a refined outdoor lounge to be enjoyed in any season.Completing the property is a convenient covered parking space.

LOCATION

MORE DETAILS

Energy Class : A
Condition of the Property : New
Orientation : East - North - South
Free Sides : 3
Type of Living Area : Living room
Type of Kitchen : Open kitchen
Heating system : Independent
Type of Heating System : Underfloor heating and cooling
Hot water system : Independent
Material of Doors & Windows : Wooden double-glazed
Blind/Shutter : Electric roller shutters
Flooring : Gres Porcellanato
Terraces : 2
Floor : First Floor
Year of Construction : 2026

FEATURES

Air Conditioning
Lift
Electric Gate
Double Glazing
Independent Entrance
Solar panels
Security door
Electric shutters
Veranda
Video door phone