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



MAIN INFO

RIF. OL-011CP
LOCATION : Olbia
TYPE : Apartment
PRICE : 405.000

Bedrooms: 2
Bathrooms: 2
Sm. Commercial: 191.05
Sm. Cadastral:
Panoramic Terraces: 2
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 generous and bright rooms, designed to offer comfort and functionality in every detail.The property extends over an internal surface area of approximately 104 sqm, with a harmonious layout that enhances the living area and guarantees privacy for the sleeping quarters. The spacious and welcoming living room opens onto the generous outdoor verandas, creating a natural continuity between inside and out, and providing a refined and relaxing atmosphere.The verandas, totalling over 100 sqm, represent the true standout feature of the property: ideal spaces for alfresco dining, social gatherings, or simply enjoying pleasant moments of relaxation in total privacy.The sleeping quarters host comfortable and well-distributed bedrooms, whilst the bathrooms are designed to ensure practicality and daily liveability.Completing the property is a convenient covered parking space.

LOCATION

MORE DETAILS

Energy Class : A
Condition of the Property : New
Orientation : North -West -South
Free Sides : 3
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 : Porcelain Stoneware
Terraces : 2
Floor : First Floor
Year of Construction : 2026

FEATURES

Air Conditioning
Lift
Electric Gate
Double Glazing
Security door
Electric shutters
Veranda
Video door phone