Olbia Boutique Residence â€“ Two-Bedroom Apartment, Third Floor (Unit 3/B)



MAIN INFO

RIF. OL-013CP
LOCATION : Olbia
TYPE : Apartment
PRICE : 390.000

Bedrooms: 2
Bathrooms: 2
Sm. Commercial: 135.65
Sm. Cadastral:
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.The third-floor apartment is characterised by spacious and bright rooms, designed to offer comfort and functionality in every detail.The home unfolds over an internal floor area of approximately 104 sqm, with a harmonious layout that enhances the living area while ensuring privacy for the sleeping quarters. The spacious and welcoming lounge opens onto a large outdoor veranda, creating a natural continuity between indoor and outdoor spaces: an ideal setting for al fresco dining, social gatherings, or simply enjoying pleasant moments of relaxation in complete privacy.The sleeping area hosts comfortable and well-distributed bedrooms, while the bathrooms are designed to guarantee everyday practicality and convenience.The property is completed by a convenient covered parking space.

LOCATION

MORE DETAILS

Energy Class : A
Condition of the Property : New
Position : Quiet and exclusive location
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
Conditions of Doors & Windows : Double glazed wooden
Blind/Shutter : Electric roller shutters
Floor : 3

FEATURES

Electric Gate
Double Glazing
Electric shutters
Veranda
Video door phone