Olbia Boutique Residence â€“ Ground Floor Two-Bedroom Apartment with Garden



MAIN INFO

RIF. OL-009CP
LOCATION : Olbia
TYPE : Apartment
PRICE : 430.000

Bedrooms: 2
Bathrooms: 2
Sm. Commercial: 137.10
Sm. Cadastral:
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.A truly unique ground-floor apartment within this refined development

captivates from the very first glance, thanks to its generous proportions, natural light, and a wonderful private garden that embraces the property, creating an atmosphere of absolute tranquillity.The spacious and welcoming living area overlooks the outdoors through large openings that create a seamless flow between inside and out, transforming the garden into a true extension of the home: the perfect spot for summer dining, moments of relaxation, or enjoying the beauty of open spaces every day in total privacy.The bedrooms, spacious and well-distributed, offer style and elegance; the internal parking space, cleverly integrated into the covered porch, represents an exclusive convenience that allows direct access to the property sheltered in any season, making every return home an experience of comfort and serenity.Being the sole ground-floor unit means experiencing a rare dimension: more independence, more privacy, more freedom. A home designed for those who wish to stand out, and for those seeking not just a property, but an authentic and exclusive way of living.

LOCATION

MORE DETAILS

Energy Class : A
Condition of the Property : New
Orientation : South - West
Free Sides : 3
Garden : Private: 100.45 sqm
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 : Porcelain Stoneware
Terraces : 2
Floor : Ground floor
Year of Construction : 2026

FEATURES

Air Conditioning
Lift
Electric Gate
Double Glazing
Double entrance
Independent Entrance
Solar panels
Security door
Storage room
Electric shutters

Veranda
Video door phone