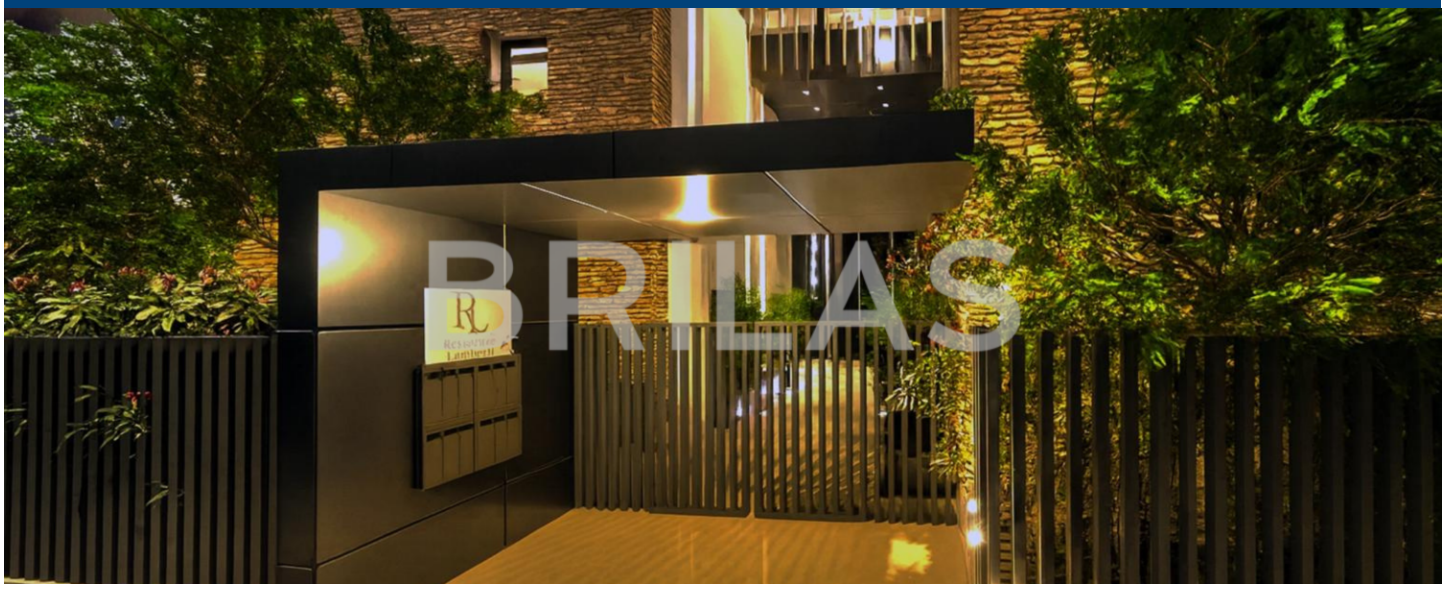
Residenze Lamberti â€“ Ground Floor Apartment, Unit 3



MAIN INFO

RIF. OL-190LM
LOCATION : Olbia
TYPE : Apartment
PRICE : 310.000

Bedrooms: 2
Bathrooms: 2
Sm. Commercial: 112.47
Sm. Cadastral:

PROPERTY

Situated in the heart of one of Olbia?s most exclusive and sought-after residential areas, we offer for sale prestigious apartments that combine refined design with the latest construction technologies.This spacious two-bedroom apartment, located on the ground floor, features a delightful seamless flow between indoor and outdoor spaces. The living area is bright and well-arranged, opening directly onto a private outdoor area?ideal for relaxation or entertaining. The sleeping quarters are well-separated, ensuring comfort and privacy.The entrance leads into a bright, open-plan living and kitchen area, designed to be the heart of the home and to fully embrace the continuity with the outdoors. The sleeping area comprises a master bedroom with a walk-in wardrobe and en-suite bathroom, a second bedroom, and a second bathroom.The property stands out for its highly usable outdoor spaces, which extend the home\'s liveability, making it particularly suitable for those seeking a ground-floor solution without compromising on the quality of the living environment.There is also the option to purchase a parking space and an allocated storage unit.Living in these residences means entering a dimension where every detail is designed to offer well-being, quality, and harmony. The Class A energy efficiency rating is not just a technical specification, but a tangible choice that translates into daily comfort,

cost savings, and respect for the environment.Silence, privacy, and a sense of security accompany every moment of the day, thanks to a construction meticulously crafted for thermal and acoustic insulation. The spaces thus become an intimate and welcoming sanctuary, far from the noise and hectic pace of the outside world.The finishes, crafted from premium materials, reflect an elegant and contemporary home, designed to stand the test of time without sacrificing style. Every room is designed to welcome natural light, enhance volumes, and offer a genuine sense of freedom.The interior layout follows a modern, functional logic, where every space finds its balance between aesthetics and practicality. The rooms are spacious and versatile, ready to adapt to the diverse needs of daily life, while the utility spaces add order and convenience, making everyday living effortless.The property is further enhanced by advanced technological solutions that elevate the living experience, transforming the home into an efficient, smart, and delightful space to experience every day.Completing this setting is the location in Via Lamberti: a private and peaceful context where you can reclaim your time, without giving up the convenience of having everything at your fingertips. A perfect balance between privacy and connection to the city.Contact us for a private viewing and discover the pleasure of living in excellence.

LOCATION

MORE DETAILS

Energy Class : A1
Condition of the Property : New
Orientation : South
Garden : Private 34 sqm
Type of Living Area : Living room
Type of Kitchen : Open kitchen
Heating system : Independent
Type of Heating System : Heating pump system
Hot water system : Independent
Material of Doors & Windows : New
Conditions of Doors & Windows : Triple-glazed metal
Blind/Shutter : KR 80 curved-slat sun shading system
Flooring : Porcelain Stoneware
Bathroom flooring : Porcelain Stoneware
Terraces : 1
Floor : Ground floor
Year of Construction : 2026

FEATURES

Air Conditioning
Lift
Electric Gate
Domotics
Double Glazing
Home automation system/domotics

Photovoltaic system
Independent Entrance
Security door
Storage room
Video door phone