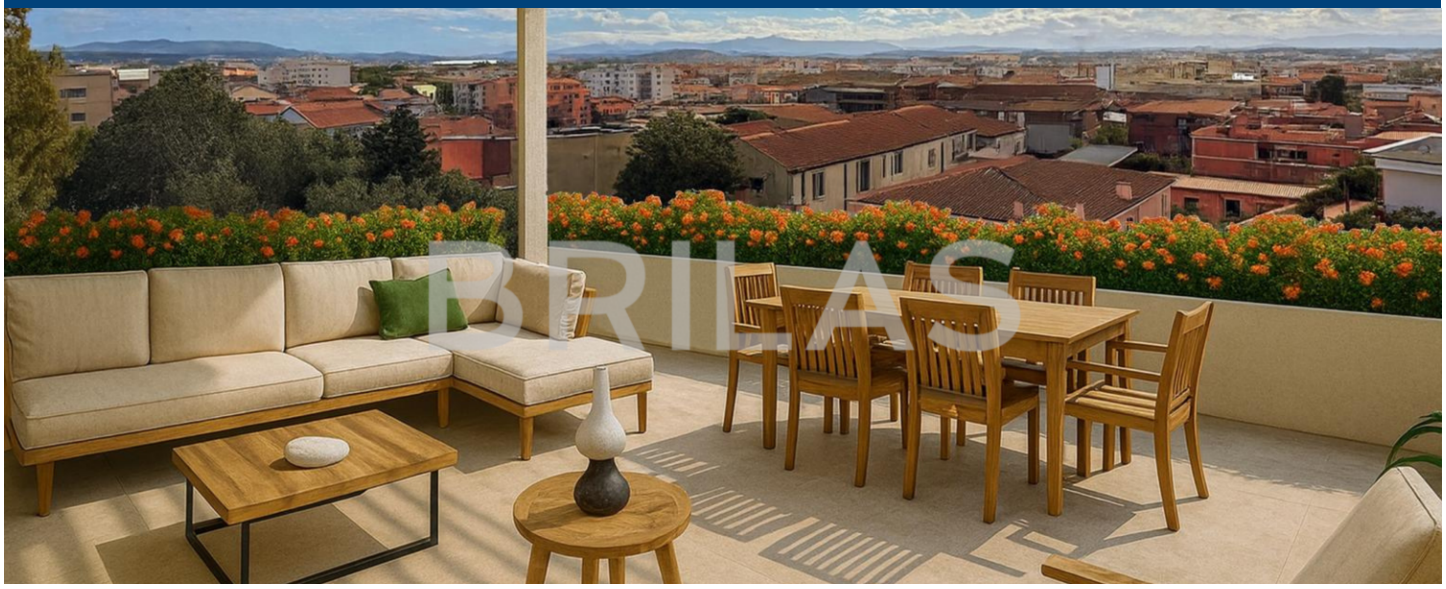
Residenze Lamberti - Penthouse with Exclusive Rooftop Unit 9



MAIN INFO

RIF. Ol-195LM
LOCATION : Olbia
TYPE : Attic
PRICE : 828.399

Bedrooms: 3
Bathrooms: 3
Sm. Commercial: 213.31
Sm. Cadastral:
Panoramic Terraces: 6

PROPERTY

Located 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 most modern construction technologies.The entrance opens onto a sumptuous living-dining room of over 36 sq m, the true centrepiece of the home. The space is conceived to be flooded with natural light thanks to the large glass windows leading to the spectacular 62.50 sq m veranda, a genuine \"winter garden\" in the sky, ideal for exclusive receptions or moments of outdoor relaxation. The eat-in kitchen, spacious and functional, is strategically separated to ensure maximum practicality for daily life.The sleeping area is designed to offer the ultimate in privacy and tailored comfort. A well-organised hallway leads to the quarters, which include a spacious master bedroom featuring a private en-suite bathroom for an experience of absolute comfort. Two further versatile rooms are perfect as guest bedrooms, children\'s rooms, or a professional study. The area is served by a second large main bathroom and a practical storage room, optimising every centimetre of the surface area.Unit 9 is distinguished by its harmonious floor plan, where every room enjoys external views. The meticulous distribution of space, with

approximately 100 sq m of internal living area plus the vast external space, defines a high-level standard of living, perfect for a lasting investment or for a family unwilling to compromise on the luxury of space. The immense private solarium of 88 sq m, a true open-air penthouse, offers 360-degree views and is ideally suited to become a roof garden with a lounge area, whirlpool bath, or outdoor fitness area, guaranteeing absolute privacy. There is also the possibility of purchasing a parking space and a storage unit.Living in these residences means entering a dimension where every detail is carefully considered to offer well-being, quality, and harmony. The Class A energy efficiency is not only a technical value, but a concrete choice that translates into daily comfort, savings, and respect for the environment. Silence, privacy, and a sense of protection accompany every moment of the day, thanks to a construction meticulously crafted from both a thermal and acoustic perspective. The spaces thus become an intimate and welcoming sanctuary, far from noise and the frantic pace of the outside world.The finishes, crafted with prestigious materials, describe an elegant and contemporary home designed to endure over time without sacrificing style. Every room is designed to welcome light, enhance volumes, and offer authentic freedom of living. The internal layout follows a modern and 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 every gesture simpler.The whole is enriched by technological solutions that elevate the living experience, transforming the house into an efficient, intelligent, and pleasant space to live in every day. To complete this scenario, the location is Via Lamberti: a private and quiet setting where you can reclaim your own time without giving up the convenience of having everything within reach. It is a perfect balance between privacy and connection to the city.Contact us for a dedicated viewing and discover the pleasure of living in excellence.

LOCATION

MORE DETAILS

Energy Class : A1
Condition of the Property : New
Orientation : South - East
Type of Living Area : Living room
Type of Kitchen : Separate 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 : 6
Floor : Second and Third (Top)
Year of Construction : 2026

FEATURES

Air Conditioning
Lift
Electric Gate
Domotics
Double Glazing
Home automation system/domotics
Photovoltaic system
Security door
Storage room
Veranda
Video door phone