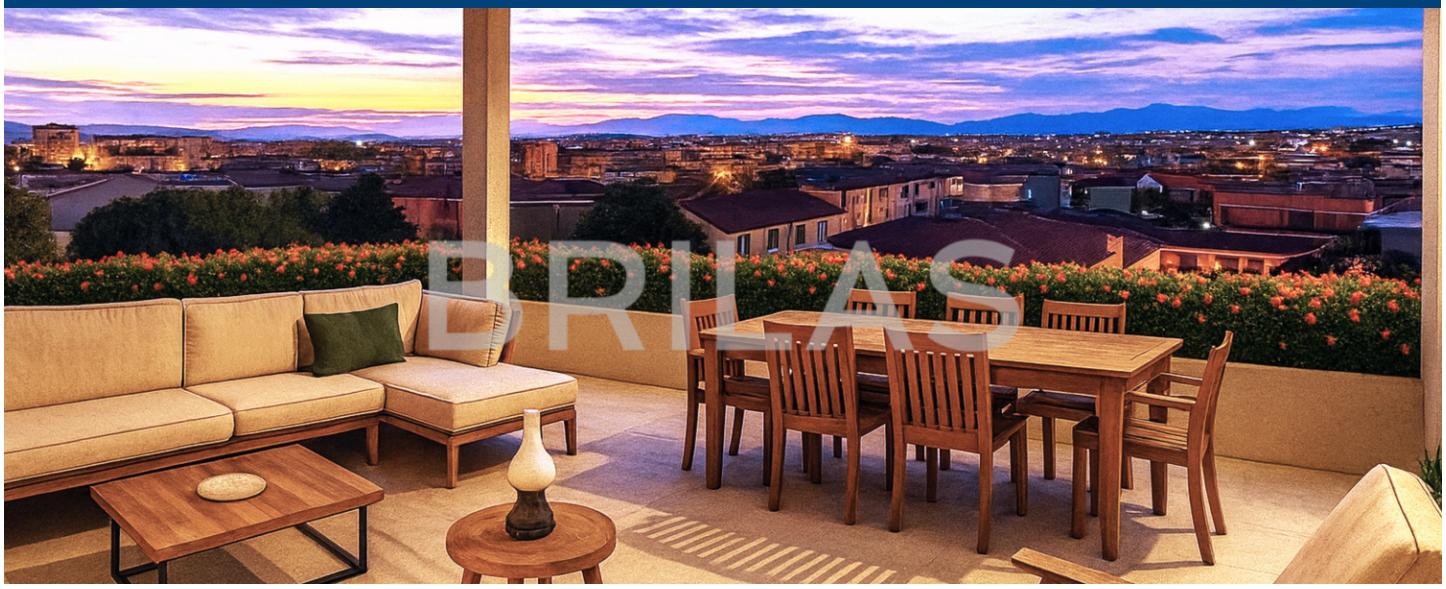
Residenze Lamberti - Penthouse with Exclusive Rooftop Unit 10



MAIN INFO

RIF. OL-196LM
LOCATION : Olbia
TYPE : Attic
PRICE : 890.370

Bedrooms: 3
Bathrooms: 3
Sm. Commercial: 229.43
Sm. Cadastral:
Panoramic Terraces: 7

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.Upon crossing the threshold, you are welcomed by a majestic living-dining room of approximately 38 sq m, an open-plan space of rare elegance designed for grand entertaining. The distinctive feature of this unit is its double exposure, culminating in access to the grandiose perimeter veranda of over 60 sq m: a true outdoor extension of the living area, ideal for summer dining or for creating an exclusive private solarium.The sleeping area is conceived as a sanctuary of professional well-being, with the distribution of private spaces carefully studied to guarantee maximum family harmony. It features a spacious master suite with direct access to the veranda and a luxurious private en-suite bathroom. Two further bright and extremely versatile rooms are ideal as children?s bedrooms, guest rooms, or as a refined home office. A third full bathroom and a generous storage room complete the floor plan, ensuring impeccable domestic organisation.The true architectural jewel is the majestic panoramic terrace of 126 sq m. This immense private solarium, a genuine open-air penthouse,

offers 360-degree views and is perfectly 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 in Via Lamberti offers 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
View : Panoramic view
Orientation : North -East
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 : 172.3 mq
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
Veranda
Video door phone