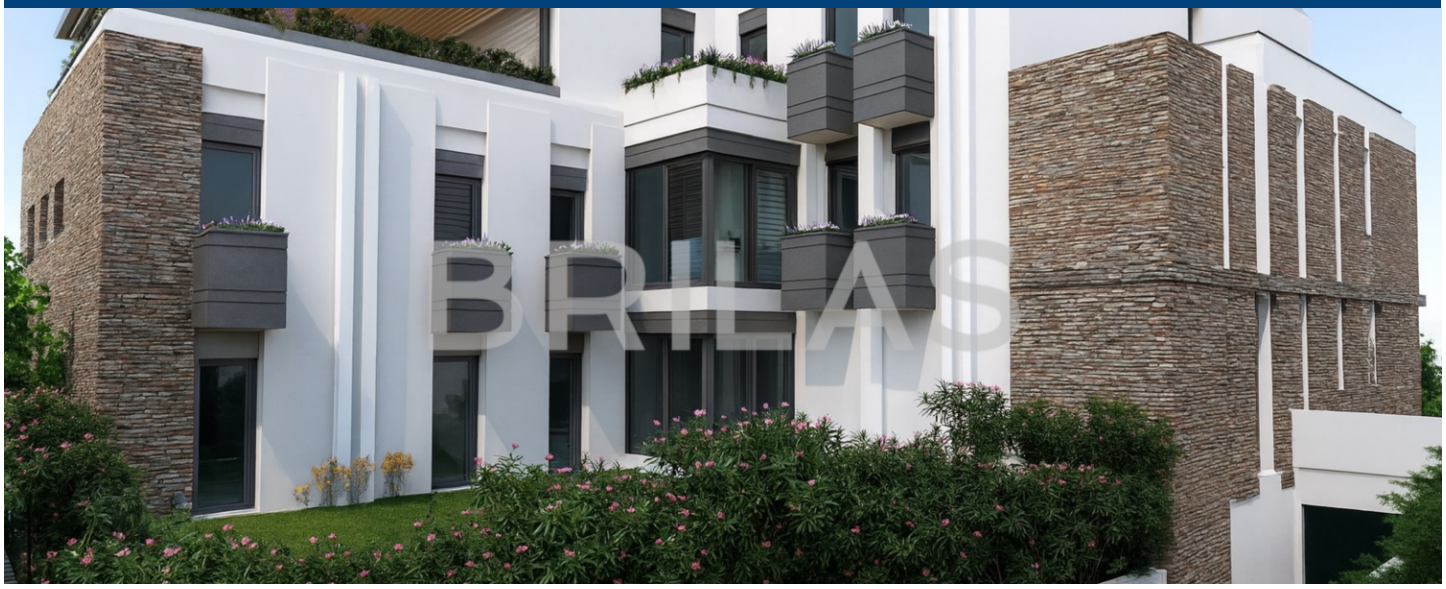
Residenze Lamberti â€“ First Floor Two-Bedroom Apartment with Large Terrace, Unit 8



MAIN INFO

RIF. OL-194LM
LOCATION : Olbia
TYPE : Apartment
PRICE : 490.000

Bedrooms: 2
Bathrooms: 3
Sm. Commercial: 159.90
Sm. Cadastral:
Panoramic Terraces: 2

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.The entrance of this two-bedroom property leads into a well-arranged living area, where the lounge and kitchen integrate naturally, creating a welcoming and easy-to-live-in environment. The outdoor spaces represent a natural and stunning extension of the home, perfect for enhancing daily liveability and offering further versatile possibilities for use.The layout of the rooms is designed to offer a clear readability of the spaces, with simple and well-defined internal pathways that make the home intuitive and immediate. The sleeping quarters are compact and private, with well-proportioned, functional bedrooms ideal for ensuring peace and relaxation. The bathrooms are strategically positioned, proving convenient and functional without interfering with the liveability of the other rooms. Any additional utility spaces contribute to improving domestic organisation, offering practical solutions for daily management.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 - West
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 : 93 smq
Floor : First Floor
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