



## Olbia Boutique Residence\_ Trilocale Piano 3/A



### Info Agente

Nombre: ArKadia  
Nombre empresa:  
País: Reino Unido  
Teléfono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta  
Precio: USD 387,554.17

### Ubicación

País: Italia  
Estado/Región/Provincia: Cerdeña  
Ciudad: Olbia  
Código postal: 07026  
Publicado: 29/05/2026

### Descripción:

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.

The second-floor apartment is characterised by bright rooms and a layout meticulously studied to guarantee exceptional comfort and liveability.



The property extends over an internal surface area of approximately 94 sqm, welcoming you into a spacious open-plan living space with a lounge and dining area, ideal for both entertaining and relaxation. The sleeping quarters comprise two well-proportioned bedrooms and two bathrooms, designed to offer practical functionality for daily life.

The outdoor spaces add value and continuity to the interior rooms, making them perfect for moments of relaxation in the open air.

Completing the property is a convenient covered parking space.

Nuevo: Sí

### **Común**

Dormitorios: 2  
Pies cuadrados terminados: 117.4 m<sup>2</sup>  
Floor Number: 3

### **Room details**

Total rooms: 3

### **Utility details**

Heating Fuel: Electric

### **Building details**

Parking: Sí  
Número de plantas: 4

### **Lease terms**

Date Available:

### **Información adicional**

URL sitio web: [http://www.arkadia.com/BBGU-T281/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BBGU-T281/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: ol-012cp



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