



## Olbia Boutique Residence\_ Trilocale Piano 2/A



LE IMMAGINI PROPOSTE SONO DA CONSIDERARSI PURAMENTE INDICATIVE E NON VINCOLANTI.

### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 389,373.8

### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Sardinia
Città:	Olbia
Cap:	07026
Publicato:	29/05/2026

### Descrizione:

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.

Nuovo: Sì

## Comune

Camere da letto: 2  
Finito piedi quadrati: 117.4 mq  
Floor Number: 2

## Room details

Total rooms: 3

## Utility details

Heating Fuel: Electric

## Building details

Parking: Sì  
Numero di piani: 4

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [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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