



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



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 453,300.84

### 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 generous and bright rooms, designed to offer comfort and functionality in every detail.



The property extends over an internal surface area of approximately 104 sqm, with a harmonious layout that enhances the living area and guarantees privacy for the sleeping quarters. The spacious and welcoming living room opens onto the large outdoor veranda, creating a natural continuity between inside and out: the ideal space for alfresco dining, social gatherings, or simply enjoying pleasant moments of relaxation in total privacy.

The sleeping quarters host comfortable and well-distributed bedrooms, whilst the bathrooms are designed to ensure practicality and daily liveability.

Completing the property is a convenient covered parking space.

Nuovo: Sì

### Comune

Camere da letto: 2  
Finito piedi quadrati: 135.65 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-T282/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BBGU-T282/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: ol-013cp



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