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Apartment for Sell in Olbia - Area: Porto Rotondo

📍 VIA LADUNIA, Sassari, 07026 (SS)

620.000€



Contact info



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Description

LADUNIA, BEACHFRONT: THE APARTMENT WITH A WOW VIEW OVER THE GULF OF MARINELLA, BETWEEN PORTO ROTONDO AND THE COSTA SMERALDA

Some properties can be described, and some properties simply have to be experienced to be truly understood. This apartment belongs to the second category: located in the unique beachfront block of the prestigious Ladunia Residence, on a small promontory looking directly out over the Gulf of Marinella, it delivers a view that anyone seeing it for the first time simply calls "wow." That's not an advertising exaggeration: it's the genuine reaction of anyone who steps through the front door and finds the sea, unfiltered, right in front of their eyes.

Ladunia Residence is one of the most private and sought-after addresses on this stretch of the Costa Smeralda, set within a beautifully maintained park and bordering the famous Villa Certosa estate: a setting that on its own speaks to the level of exclusivity and tranquility that defines this corner of Sardinia, just minutes from Porto Rotondo, Porto Cervo, Portisco and Golfo Aranci, with Olbia and its airport reachable in around a quarter of an hour. The village, guarded year-round with a 24-hour security team during the summer months, offers direct access to the sea via the condominium's private jetty, a panoramic pool overlooking the gulf, tennis courts, and a seafront bar on the piazzetta: everything you need to live the Costa Smeralda without ever having to get in the car.

The apartment is arranged over two levels, with an entrance leading into a well-designed hallway that elegantly guides you toward the main living areas. The living room, with sea views, connects naturally to the covered veranda, the space where every meal and every moment of relaxation becomes an experience few other properties on the coast can offer: the Gulf of Marinella as a permanent backdrop, from breakfast through to sunset. The corner kitchen, practical and well laid out, completes the living area, while two bedrooms and a bathroom provide comfortable everyday space or room to host guests.

An internal staircase leads up to a charming, window-filled loft, a space that surprises with its brightness and versatility: here you'll find an additional bedroom, a walk-in storage room with wardrobe, and a second bathroom, a solution that adds independence and flexibility to the whole property, ideal for larger families or for those wanting a separate space for guests. Completing the property is a parking space, a detail that in such a central and sought-after location on the Costa Smeralda represents a far-from-guaranteed added value.

The real estate market in this area has always rewarded beachfront properties within exclusive, guarded residences like Ladunia: properties with direct sea access via a private jetty, open views over the gulf, and proximity to Porto Rotondo remain among the rarest and most sought-after property types, both for those seeking an exclusive residence and for those evaluating a prestige investment in one of Sardinia's most photographed areas.

In over thirty years of real estate work on this coast, I've seen few views like this one: this is an apartment that sells itself the moment you walk through the door.

For floor plans, documentation, and to arrange a viewing, I'm at your disposal: beachfront properties in Ladunia remain on the market for very short periods.

Details



Property ID: CBI040-775-10644



Surface: 90.00 m²



Rooms: 4



Bathrooms: 2



Energy Class: E



Bedrooms: 3

Property Features



Floor: 2



Conservation status: **Excellent**



Surface: 90.00 m²



Rooms: 4



Bedrooms: 3



Bathrooms: 2



Kitchen: **Kitchenette**



Position: **Touristic**



Balconies: **Presente**



Parking space: **Covered**



Terrace: **Present**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





