



COLDWELL BANKER
ITALY

Coldwell Banker Immobiliare Costi&Partners

Corso Umberto I 148 - 07026 Olbia

P.IVA e C.F.: 02484080904

Tel.: (+39) 0789 204019

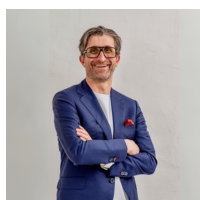
Apartment for Sell in Olbia - Area: Olbia città

📍 VIA DELLA FERULA, Sassari, 07026 (SS)

350.000€



Contact info



Coldwell Banker Immobiliare Costi&Partners

Paolo Costi

Phone: +390789204019

Mobile: +393929138659

Email: paolo.costi@cbitaly.it

Description

NO ONE ABOVE YOU, 45 SQM OF TERRACE IN FRONT: THE TOP FLOOR THAT'S WORTH A PENTHOUSE

Some apartments are chosen for their size and others for the feeling they give you the moment you walk in. This one, on the top floor of a building on Via della Ferula, is lucky enough to be both: 130 sqm of commercial area, 107 sqm of which is interior space, and a 45 sqm terrace that does what only penthouses do, turning the home into a place where you want to spend your time. Those who visit it almost always call it "a villa in an apartment," and the comparison is no accident.

The setting is one of its strong points. Via della Ferula lies in a residential area of Olbia known for its villas and fine homes, where the quality of the buildings and the care of the surroundings are noticeable right away, without the traffic and bustle of the center. It is the kind of neighborhood where life is good all year round and where property values tend to hold up over time, because demand for areas like this, in Olbia, is steady and supply is limited.

The home is on the second and top floor, a position that offers privacy, quiet and brightness, with no neighbors overhead and none of the noise that comes from an upper floor. The entrance leads into a large living room, a spacious, bright space, perfect for organizing daily life and entertaining guests without ever feeling cramped. From here you step out onto the terrace, the true added value of the apartment: 45 sqm of livable space, designed to be furnished and enjoyed as an outdoor room. Breakfasts in the sun, Sunday lunches, summer dinners with friends: with a terrace like this, the good season in Olbia lasts far longer. Outdoor space of this size in an apartment is a genuine rarity, and you understand it the moment you set foot on it.

The kitchen is separate and large enough to eat in, a layout choice that many families still prefer because it lets you cook without taking over the living room and keeps things tidy and private. Next to the kitchen is the pantry, a utility space that has real value in an apartment: it means room for groceries, appliances and everything that would otherwise end up scattered around the home. The day area is completed by a service bathroom, handy for guests and everyday life, which avoids having to enter the sleeping area.

The sleeping area includes three bedrooms and a bathroom. The layout is functional and allows the spaces to be organized flexibly: a master bedroom, a children's room, and a third room that can become a study, a guest room or a home-working space, an increasingly common need. For anyone looking for a family-sized home, the combination of 107 sqm of interior space, three bedrooms, two bathrooms in total and a large terrace is hard to find, especially in an area of this standard.

Completing the property is a private parking space, a detail that matters more in Olbia than it might seem: it means coming home and parking with no circling, no searching, no stress, all year round and even more so in the summer months, when the city fills up.

Olbia is a city that continues to grow: it is the gateway to the Costa Smeralda, with an international airport and port, a lively job market and housing demand that, for well-located properties, has outstripped supply for years. A top-floor apartment with a terrace, three bedrooms and parking, in a residential area like this, is a type of property that does not stay on the market for long.

In over thirty years in real estate I have seen many homes, but few manage to combine space, light, terrace, comfort and location in such a balanced way. To see this apartment for yourself and understand what it means to live on a top floor with a terrace like this, contact me and let's arrange a viewing: inquiries for properties of this kind come in quickly.

Details

 Property ID: CBI040-775-10652	 Surface: 130.00 m²
 Rooms: 6	 Bathrooms: 2
 Energy Class: E	 Bedrooms: 3

Property Features

 Floor: 2	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 130.00 m²
 Rooms: 6	 Bedrooms: 3
 Bathrooms: 2	 Kitchen: Habitable
 Position: Semi-central	 Balconies: Presente
 Parking space: Uncovered	 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



