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Coldwell Banker Immobiliare Costi&Partners

Corso Umberto I 148 - 07026 Olbia

P.IVA e C.F.: 02484080904

Tel.: (+39) 0789 204019

Land for Sell in Olbia - Area: Olbia città

📍 Via Salvatore fara, Sassari, 07026 (SS)

240.000€



Contact info



Coldwell Banker Immobiliare Costi&Partners

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Immobiliare
Costi&Partners**

Phone: (+39) 0789 204019

Email: olbia@cbitaly.it

Description

850 sqm Building Plot for Sale in Olbia – Development Index 1.46, Buildable Surface of approx. 424 sqm

Ideal for a single villa, one to three semi-detached homes, or a residential development project

In one of Olbia's most pleasant and strategically located residential areas, we offer for sale an **850 sqm building plot**, completely flat and featuring excellent development potential. Located in **Via Salvatorico Fara**, in the area between Via Petta and Via Veronese, this lot represents a rare opportunity for those wishing to create a prestigious private residence, as well as for developers or investors looking for land suitable for new residential construction.

The plot benefits from a **building index of 1.46**, allowing for the development of **approximately 424 sqm** above ground. Thanks to its regular shape and generous size, the land is extremely versatile and can accommodate a variety of architectural solutions, meeting the needs of both private buyers and professional developers.

This building plot is perfectly suited for:

- **A large single-family villa**, complete with garden, pool and all the space needed for an exclusive residence.
- **One or more semi-detached villas** (up to three units), ideal for families who wish to live close to one another while maintaining privacy and independence.
- **A small apartment development**, an appealing opportunity for builders looking to create modern units in an area where residential demand is strong and growing.

The location is one of the property's greatest strengths. The area is **entirely flat**, surrounded by quiet and well-kept residential neighbourhoods, just minutes from Olbia city centre. All essential services-supermarkets, schools, public transport, shops, medical facilities and parks-are easily accessible, making this neighbourhood convenient, safe and highly desirable.

Despite being situated in an urbanised and lively part of the city, the plot offers a good level of privacy and tranquillity. It is ideal for anyone looking to build a home in a peaceful setting without sacrificing proximity to everyday amenities. The configuration of the surrounding streets and buildings also allows for excellent exposure, enabling future constructions to benefit from natural light and well-designed outdoor areas.

It is important to highlight that **no project has yet been submitted**, allowing the buyer complete freedom to design and customise the development according to their preferences, within the parameters of current urban regulations. This is a significant advantage both for private individuals planning their dream home and for developers who want full control over the architectural and functional design of their future project.

The plot is free from existing structures and immediately available, making it an outstanding opportunity for those seeking a buildable lot in Olbia with a high development index, excellent positioning and strong market potential.

Whether you envision a luxury villa, a residential compound or a small apartment complex, this land offers the perfect foundation for a high-value real estate investment in one of the most attractive areas of the Gallura region.

Details



Property ID: CBI040-781-10607



Surface: 850.00 m²

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

