



COLDWELL BANKER
PORTO CERVO

Coldwell Banker Porto Cervo
Porto Cervo - 07021 Arzachena
P.IVA e C.F.: 02765130907
Tel.: (+39) 3517288628

Villa for Sell in Olbia - Area: Cugnana

📍 Cugnana - Loc. Picciaredda, Sassari, SS

890.000€



Contact info



Coldwell Banker Porto Cervo
Mirko Delfini

Mobile: +393388480845
Email: mirko.delfini@cbitaly.it

Description

EXCLUSIVE VILLA WITH APPROVED PROJECT IN CUGNANA

In the suggestive setting of Cugnana, immersed in tranquility and just a few minutes from Olbia and the most enchanting beaches of the Costa Smeralda, we offer for sale a unique property with an approved luxury renovation project. This villa represents an unrepeatable opportunity to create a prestigious residence, perfect both as a main residence and as a refined holiday home.

Current Features:

The villa is currently divided into two independent real estate units, ideal for accommodating two families or for creating a housing solution with a guest area.

Main unit (upper level): 3 bedrooms, 2 bathrooms, large living room, eat-in kitchen and a beautiful veranda overlooking the Cugnana bay. Secondary unit (lower level): living room with open kitchen, 1 bedroom with en-suite bathroom and an additional space with separate bathroom. Renovation project:

The approved project includes a complete transformation in a modern and sustainable way, with a division of spaces designed to maximize natural light and living comfort.

Main unit: 4 bedrooms, 3 bathrooms, large open space living area with open kitchen and spectacular panoramic windows that frame the sea view. The large outdoor veranda will be the beating heart of the house, perfect for outdoor dinners and moments of relaxation. Secondary unit: 2 bedrooms, 2 bathrooms, living room with open kitchen, characterized by a contemporary and functional design. Direct access to the outdoor spaces invites you to experience the garden and the private pool. Project amenities:

- ?? Private swimming pool, immersed in the greenery of the garden
- ?? Large panoramic windows for bright and airy spaces
- ?? BBQ area and solarium to fully enjoy the summer days
- ?? Covered parking space for added convenience
- ?? Photovoltaic system for high energy efficiency and low environmental impact
- ?? High-end finishes, quality materials and attention to detail

Location:

The property enjoys a strategic position, which combines privacy and proximity to the main services. Olbia with its port and airport is just a few minutes away, as well as the renowned beaches of the Costa Smeralda, such as Porto Rotondo, Marinella and Cala di Volpe.

Unique opportunity:

Investing in this villa means securing a property with great potential, customizable according to your desires and ready to become a symbol of elegance and style in the splendid setting of Sardinia.

? Contact us for more information, to view the property and discover all the details of the renovation project.

Details

 Property ID: CBI096-2093-383	 Surface: 180.00 m²
 Rooms: 8	 Garden: Privato, 600 sqm
 Bathrooms: 3	 Energy Class: G
 Bedrooms: 4	

Property Features

 Floor: On two levels	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 180.00 m²
 Rooms: 8	 Bedrooms: 4
 Bathrooms: 3	 Kitchen: Present
 Position: Peripheral	 Parking space: Uncovered
 Garden: Private, 600 sqm	 Terrace: Present

Images







