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Coldwell Banker Immobiliare Costi&Partners

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Villa for Sell in Olbia - Area: Olbia città

📍 Via Ruinadas, Sassari, 07026 (SS)

850.000€



Contact info



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Description

Prestigious villa with landscaped garden and bespoke finishes: a residence with no real alternative

There are beautiful homes. And then there are homes that, the moment you step through the gate, make it clear they won't be available for long.

This end-terrace villa, located in the upper part of Via Veronese, undoubtedly belongs to the latter category. It is not just a house: it is a living experience designed for those who refuse to settle, for those seeking character, identity, and lasting value.

From the outside, you immediately sense a rare balance between elegance and meticulous care. The perfectly maintained lawn garden welcomes you with the striking presence of a centuries-old olive tree, adding personality and a sense of timelessness. The barbecue area, crafted in stone and granite with an external marble sink, becomes a true living space: covered by a handcrafted gazebo, it is the ideal setting for dinners, social moments, and slow, enjoyable days.

The external white stone flooring blends seamlessly with the granite finishes, creating a cohesive, refined, and timeless aesthetic.

As you enter the property, the quality of the design becomes immediately evident. The villa is arranged over three levels, each with a clear and perfectly integrated function.

The basement level, often a secondary space in many homes, here becomes a key feature: bright and spacious, with a large kitchen dominated by a granite fireplace with a chestnut beam, it is perfect for authentic, convivial living. The marble bathroom with stone sink, storage room, and double garage finished with high-quality materials and an automatic wood-effect sectional door make this level extremely versatile—almost like a second apartment.

Ascending via a striking Orosei marble staircase, you reach the living area, where light is the true protagonist. The spacious and refined living room opens up to the garden through a large sliding glass door leading to a covered veranda with chestnut beams and the garden. The spaces are designed to be lived in: the dining area, although part of the same environment, maintains its own identity thanks to a thoughtful architectural interplay of pillars that creates movement and distinction.

The kitchen, separated by a sliding pocket door, is functional and bright—perfect for those who love cooking without compromising on order and aesthetics. A guest bathroom with antechamber and direct access to the laundry area completes a floor designed with intelligence and attention to detail. Brushed oak parquet flooring runs throughout, conveying warmth and quality.

The sleeping area, reached via an elegant LED-lit staircase, stands out for its atmosphere and character. The vaulted ceiling creates a play of light and shadow that makes the space unique. The master bedroom is spacious, featuring custom-built wardrobes and direct access to a veranda with granite arches, offering a pleasant view.

The master bathroom, finished in traditional Sardinian wax, with high-end sanitary fittings and designer tapware, is conceived as a space for everyday well-being. The additional bedrooms, both with external access, and the second bathroom maintain the same uncompromising level of quality.

Every element of the home reflects deliberate choices: meranti wood window frames, solid wood doors, granite details, and high-level systems including underfloor heating, inverter air conditioning, solar panels, and advanced lighting systems.

The location, set in a quiet residential area adjacent to a natural park, adds further value: privacy, tranquility, and quality of life, without sacrificing proximity to essential services.

This is not a home for everyone. It is for those who recognize true quality, for those seeking a residence to genuinely live in or a solid investment in an increasingly rare property type.

Homes with these characteristics, in this location and with this level of finishing, tend to remain on the market for a very short time.

If you are looking for something different from the ordinary, now is the time to explore further.

Contact me for more information or to arrange a private viewing.

Details

 Property ID: OL2012PC	 Surface: 250.00 m²
 Rooms: 7	 Garden: Privato, 50 sqm
 Bathrooms: 4	 Energy Class: B
 Bedrooms: 3	

Property Features

 Conservation status: Excellent	 Current condition: Free upon deed
 Surface: 250.00 m²	 Rooms: 7
 Bedrooms: 3	 Bathrooms: 4
 Kitchen: Present	 Position: Residential area
 Balconies: Presente	 Parking space: Covered
 Garage: Double	 Garden: Private, 50 sqm
 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







