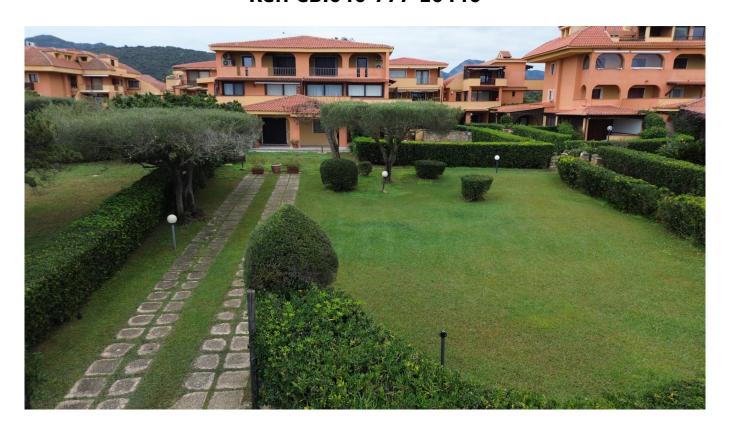


# Apartment for sale in Olbia Porto Rotondo € 480.000 Ref. CBI040-777-10446



# 75 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

\*\*Real Estate Listing: Charming Apartment in Marinella, Porto Rotondo\*\*

We offer for sale a unique opportunity to own a spacious and bright apartment located just 200 meters from the beautiful Marinella beach, in the prestigious setting of Porto Rotondo.

### \*\*Property Features:\*\*

- \*\*Prime Location:\*\* The apartment is situated on the ground floor, providing convenience and immediate access to the magnificent Marinella beach.
- \*\*Generous Space:\*\* With a total area of 70 square meters, the apartment comprises 3 spacious rooms, including 2 bedrooms, a modern bathroom, and an open-plan kitchen overlooking the bright living area.
- \*\*Impeccable Condition:\*\* Thanks to meticulous maintenance and the use of high-quality materials, the property is in excellent condition, ready to welcome its new inhabitants.
- \*\*Climate Comfort:\*\* Equipped with an efficient air conditioning system, the apartment ensures a cool and comfortable atmosphere even during the warm summer days.

<sup>\*\*</sup>Outdoor Spaces:\*\*



- \*\*Private Garden:\*\* A delightful private garden of approximately 30 square meters offers a tranquil and well-maintained space for outdoor relaxation.
- \*\*Uncovered Parking:\*\* The apartment also features a convenient uncovered parking space, ensuring maximum convenience.

### \*\*Elegant Furnishings:\*\*

- \*\*Ready to Inhabit:\*\* The property is tastefully furnished, making it a cozy residence ready for immediate occupancy.

### \*\*The Location:\*\*

- \*\*Quiet and Residential Area: \*\* An excellent solution for those who wish to live in a quiet and residential area, just a short distance from the crystal-clear waters of Marinella.
- \*\*Proximity to Services:\*\* The strategic location of the property allows easy access to all necessary services, ensuring a convenient and stress-free living experience.

This is a unique opportunity to experience the beauty of the Costa Smeralda in a comfortable and refined residence. Contact us now to arrange a visit and learn more about this extraordinary property.

## Certification

Energy Class: Not available

### **Features**

Property ID: CBI040-777-10446	Contract: Sale
Categoria: Apartment	Address: GOLFO DELLA MARINELLA, 2
Zip Code: 7020	Municipality: Olbia
Zona: Porto Rotondo	Total sqm: 75 sq.m.
Bedrooms: 2	Bathrooms: 1
Rooms: 3	Internal condition: Good
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1980	Current Status: Available after the deed of sale
Condominium costs: € 120	Garden: Private, 504 sq.m.
Sea distance: 200 meter	Kitchen: Kitchenette













































