



## **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.

**\*\*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











