



Apartment for sale in Olbia

Porto Rotondo

€ 260.000

Ref. CBI096-996-309



45 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

Beautiful two-room apartment in Porto Rotondo in the Residence Villaggio Smeralda**

Come and discover this beautiful apartment in Porto Rotondo, in the heart of the charming Residence Villaggio Smeralda. This cozy two-room apartment, built in 1992, offers you the comfort and convenience you are looking for.

****Apartment Features:****

- Surface: 41m2
- Double bedroom connected to the bathroom with shower
- Small balcony of 4.50m2 overlooking the communal garden
- Air conditioning to maintain a perfect temperature all year round
- Fully equipped efficient kitchenette
- Washing machine included for maximum convenience



****Additional Details:****

- Year of construction: 1992
- Condominium expenses: 70 euros per month
- Consortium expenses: approximately 60 euros per month
- South-west exposure to make the most of natural light

This apartment is ideal for those looking for a comfortable and functional solution, immersed in a quiet and well-kept residential context. The small balcony offers a private outdoor space where you can enjoy the sea breeze and the Mediterranean climate.

The Villaggio Smeralda Residence adds a touch of exclusivity, with two shared swimming pools that offer an oasis of relaxation just a few steps from home and private access to Via del Molo, an exclusive promenade in Porto Rotondo.

Don't miss the opportunity to live in one of the most fascinating places in Sardinia. Contact us now to organize a visit and discover all the potential of this delightful two-room apartment in Porto Rotondo.

Certification

Energy Class: D

Features

Property ID: CBI096-996-309	Contract: Sale
Categoria: Apartment	Address: Residence Smeralda
Municipality: Olbia	Zona: Porto Rotondo
Total sqm: 45 sq.m.	Bedrooms: 1
Bathrooms: 1	Rooms: 2
Internal condition: Excellent	Floor: 1
Independent heating: Air-Conditioned	Date of construction: 1992
Current Status: Available after the deed of sale	Condominium costs: € 70
Balconies: Present, 5 sq.m.	Sea distance: 1.000 meter
Kitchen: Kitchenette	



