

## **Apartment a Olbia Porto Istana € 324.000 Ref. 1088-324**



### **75 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

Just steps from one of the most enchanting beaches in northeastern Sardinia, this charming and extremely comfortable property is located. The private covered parking space is located directly in front of the home's entrance, which is protected by a state-of-the-art security door. Once inside, we find a living area connected to the kitchenette by a mezzanine level. On the opposite side, a small but very useful enclosed space serves as a storage room, housing the washing machine and other useful utensils. A hallway separates the living area from the sleeping area, which includes a double bedroom with an adjoining windowed bathroom with shower. From the living area, a comfortable and functional wooden staircase leads to a spacious mezzanine with a window, containing two more beds (one single and one double), for a total of five sleeping accommodations. From the living room, a sliding door leads to a veranda, which offers a truly unique view of the beach below and the island of Tavolara. This property has recently undergone a meticulous and thorough renovation that has, as far as possible, increased its market value: wood-effect porcelain stoneware flooring, air conditioning in every room, a pellet stove that allows for living even in the winter, and finally, planning permission for the veranda extension, which would be just the icing on the cake.

### **Certification**

**Energy Class: G**

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## Property Informations

**Address:** Porto Istana

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 2

**Parking:** Carport

**Age Construction:** 1985

**Current Status:** free at the notary

**Building Costs:** € 80

**Balconies:** Present, 6 sq.m

**Garden:** Common

**Max Number of Beds:** 5

**Double Beds:** 2

**Single Beds:** 1

**Sea Distance:** 150 meter

**Kitchen:** Exposed Kitchen

## Features

Terrace

Closet

Air-Conditioned

electric installation: in compliance

Shower

Wooden Window Frames

Shutters

## Nearby

Tennis Courts

Public Transport

Cafe



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