

Villa a Olbia Pittulongu € 990.000 Ref. 1008-990



200 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 5

VILLA IN PITTULONGU

Just steps from the crystal-clear waters of Pittulongu, in one of the most sought-after locations on Sardinia's northeastern coast, we offer for sale an elegant detached villa of approximately 200 square meters, nestled in a peaceful and private setting, just 100 meters from the sea.

Surrounded by a large garden that embraces the property on all sides, the generous and well-distributed outdoor spaces offer the possibility of creating a private swimming pool, creating a private oasis dedicated to relaxation and conviviality.

The residence is spread over two independent levels:

On the upper floor, reached via an external staircase leading to the panoramic veranda overlooking the imposing Tavolara Island, lies a

refined living area consisting of a bright living room and a separate dining room, designed to enhance the continuity between the interior and exterior spaces. The comfortable and functional kitchen is designed to accommodate moments of sharing and hospitality. The sleeping area includes a prestigious master bedroom with en suite bathroom, a second double bedroom, a single bedroom, and an additional bathroom.

The ground floor, also with independent access, features a welcoming living area with an open-plan kitchen, two double bedrooms, and an elegant bathroom with a window, offering maximum flexibility for guests, family, or the creation of a second independent living unit.

Completing the property is a magnificent panoramic rooftop offering unparalleled views of the sea, the surrounding coast, and Tavolara Island, an exclusive space to enjoy at any time of day, from summer sunsets to starlit evenings.

The villa benefits from excellent exposure, guaranteeing natural light all year round.

The interiors harmoniously combine contemporary elements and details with a classic charm, creating a refined, welcoming and timeless atmosphere.

The location is one of the property's greatest strengths. Situated in the heart of Pittulongu, one of the most sought-after and prestigious areas of the Olbia coastline, the villa allows you to reach the sea on foot in just a few moments and enjoys a strategic position that perfectly combines privacy, exclusivity, and convenience. Olbia city center, with its international airport, marina, boutiques, restaurants, and all the main services, is just 5 km away, while the elegant resort of Golfo Aranci is just 10 km away.

The Costa Smeralda's most renowned destinations and many of the Mediterranean's most iconic beaches are easily reached in just a few minutes' drive, making this property particularly attractive to both national and international clients.

Thanks to the intelligent distribution of space and the presence of independent entrances, the villa also lends itself to the creation of two or more independent residential units, representing an ideal solution both as a prestigious private residence and as a high-value investment in the high-end tourist rental market.

A rare and exclusive residence, where elegance, privacy, comfort, and extraordinary views blend into a unique living experience, just steps from the sea and in the heart of one of Sardinia's most captivating areas.

CONTACT US TO ORGANIZE A PRIVATE VISIT AND DISCOVER THE PRIVILEGE OF LIVING IN PITTULONGU IN A RESIDENCE OF ABSOLUTE PRESTIGIOUSNESS.

Property Informations

Address: via Mar Tirreno, 14

Zip Code: 7026

Bedrooms: 5

Bathrooms: 3

Rooms: 5

Level: On two-levels

Total Floor: 1

Age Construction: 1978

Current Status: free at the notary

Sea Distance: 100 meter

Features

Closet

Fireplace

Air-Conditioned

Shower

Shutters

Nearby

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|-------------------|--------------|--------------------|------------------|
| Gyms | Spa | Football Fields | Fitness Centers |
| Tennis Courts | Bike Lanes | Playgrounds | Railway Station |
| Public Transport | Kindergarten | Elementary Schools | Schools |
| High Schools | Cafe | Post Offices | Shopping Centers |
| Municipal Offices | | | |













