Villa for Sale in Olbia
le Vecchie Saline
€ 1.350.000
Ref. CBI096-996-438



245 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Live the Sea, Every Day: The Villa That Transforms Time into Experience

There are beautiful homes. And then there are those that, the moment you see them, you know they won't come around twice.
This villa belongs to the latter category. It is not just a property: it is a way of living the sea, privacy, and time-without compromise.

Imagine waking up to soft natural light filtering through the windows, the quiet of a private residential setting, and the scent of the sea carried by the breeze. Your day begins without rush: a coffee on the veranda, your gaze drifting toward the horizon, with the unmistakable feeling of being exactly where you are meant to be.

The outdoor spaces are the true heart of the property. The panoramic pool is not just a premium feature, but a meeting point between relaxation and beauty. Here, days flow effortlessly between refreshing swims, peaceful moments in the lounge area, and outdoor lunches that become daily rituals. The outdoor kitchen, barbecue, and dining area create the perfect setting for hosting guests or simply enjoying dinner under the stars, while the fully fenced garden ensures privacy and security.

Step inside and the villa welcomes you with a living area designed to be truly experienced. The lounge is warm and well-balanced, with spaces that invite conviviality without sacrificing comfort. The dining room becomes the centerpiece of your evenings, while the fully

equipped independent kitchen offers everything needed for those who love to cook and share.

The sleeping area is designed for genuine rest. Three double bedrooms, each with queen-size beds, ample wardrobes, and air conditioning, ensure comfort and functionality. Two modern bathrooms with showers complete an interior that blends style with practicality.

What truly makes this villa stand out-especially to an experienced market eye-is its rare balance: a strategic location, high-quality outdoor spaces, excellent livability, and strong appeal both as a private residence and as an investment.

We are in Murta Maria, one of the most appreciated areas for those who truly know the region. Here, Sardinia reveals its most authentic side: white sandy coves, crystal-clear waters, protected natural environments, and a rich biodiversity that makes every day unique. Iconic beaches such as Porto Istana, Le Saline, and Capo Coda Cavallo are just minutes away, along with scenic trails, excursions, and outdoor activities.

The proximity to Olbia Costa Smeralda Airport-reachable in approximately 10 minutes-is a major strategic advantage: ease of travel, maximum accessibility for guests and visitors, and a key factor for those considering the property as a high-performing investment.

In a market where many properties look the same, this villa stands out decisively. Not just for its features, but for the feeling it conveys: a home that is ready to be lived in immediately-no compromises, no renovations, no waiting.

Properties with these characteristics-location, privacy, fully equipped outdoor spaces, and proximity to the sea-tend to have increasingly short market availability. Demand is high, especially from a discerning international clientele.

If you are looking for more than just a purchase-if you are seeking a lifestyle choice or a solid, recognizable investment-this is one of those opportunities that deserves immediate attention.

Contact me now for confidential information and to arrange a private viewing. Some opportunities are meant to be seized before they simply become "already sold."

Property Informations

Address: Via Punta Saline, 12/1	**Zip Code**: 7026
Bedrooms: 3	**Bathrooms**: 2
Rooms: 4	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 1428.00	: 0000-00-00
Floor: Ground Floor	**Total floors**: 1
Parking space: Uncovered	**Date of construction**: 2020
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private, 500 sq.m
Sea distance: 1.000 meter	**Kitchen**: Partly livable

















Porto Cervo
Porto Cervo - Arzachena (SS) - Phone number (+39) 3517288628
portocervo@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Porto Cervo
Porto Cervo - Arzachena (SS) - Phone number (+39) 3517288628
portocervo@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962















Porto Cervo
Porto Cervo - Arzachena (SS) - Phone number (+39) 3517288628
portocervo@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962