Apartment for Sale in Olbia
Porto Rotondo
€ 800.000
Ref. CBI096-996-442



100 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Porto Rotondo: the top-floor apartment with harbour views you won't find again
Some properties are simply listed. Others are truly lived in.
This one belongs to the second category - and that is precisely why, if you are reading these lines, you should stop scrolling for a moment and read to the end. Because in the Porto Rotondo property market, with thirty years of hands-on experience, I can tell you with complete confidence: opportunities like this do not stay available for long.
The moment you walk in and understand
Picture yourself opening the door after a day out on the water. The sun is going down, the air carries the scent of sea salt and juniper. You kick off your sandals, cross the wide and light-filled living room, and step out onto the terrace. In front of you, Porto Rotondo's harbour unfolds in its most authentic form: boats rocking gently, lights beginning to come on one by one, the line of the sea merging with the sky.
This is not a postcard. This is your evening. Every evening.
This top-floor apartment is designed - almost naturally - for those who want to experience the Costa Smeralda without giving up on comfort. The living room is generous in its proportions, built for hosting friends, for long dinners, for stretching out on the sofa with a book while the world outside slows down. This is not the cramped lounge you often find in properties in this area: here you breathe, you move freely, you feel at home.
The two bedrooms are comfortable, quiet and well-proportioned - the kind of spaces that at night guarantee real rest, and in the

morning greet you with the right light. The two bathrooms, by no means a given in this type of property, eliminate every compromise during summer mornings, when time is precious and the sea is calling.

Porto Rotondo on foot. The sea on foot. Everything on foot.

The location is central in the most concrete sense of the word. The harbour is reachable on foot in just a few minutes. The rocky coves and natural beaches - the real ones, not the ones from a brochure - are within walking distance. And for those who want to reach Ira beach, there is a free shuttle service: no traffic, no hunting for parking, no stress.

Speaking of parking: anyone who knows Porto Rotondo is well aware that during the summer months finding a parking space is a daily battle that can take the shine off even the most beautiful day. This apartment includes a private parking space. In an area where most people are searching for one and cannot find it. That is a concrete, financially measurable advantage that on its own accounts for a significant part of the property's value.

An investment that speaks for itself

Porto Rotondo is not a passing destination. It is one of the most sought-after and most stable locations in the entire Sardinian property market - and Sardinian means one of the most solid markets in Italy for quality holiday real estate. Demand for centrally located properties with sea views, parking and direct beach access does not decline: if anything, it grows year after year, while supply remains structurally limited.

Buying here is not simply buying a summer home. It means securing the possibility of using it personally, renting it out at significant returns, and watching its value appreciate over time. A top-floor apartment with a panoramic terrace and double parking in this specific area is a combination that rarely appears on the market - and when it does, it does not wait.

Why acting now matters

Over thirty years I have learned to tell apart the properties that linger from those that disappear. This one belongs to the second group. Not as a marketing claim, but for one simple reason of objective scarcity: the combination of a central location, top floor, harbour views, double parking and a free beach shuttle is almost impossible to replicate in this area.

Those who visit in person almost always stop looking elsewhere.

If you are considering a purchase on the Costa Smeralda - for personal use, as an investment, or both - this is the moment to make the right move. Not in a few days. Now.

Get in touch directly. I will respond personally, share everything that is not written in this listing, and arrange a viewing at a time that suits you. Serious people deserve serious answers - and this property deserves to be seen by someone who knows how to recognise its value.

Certification

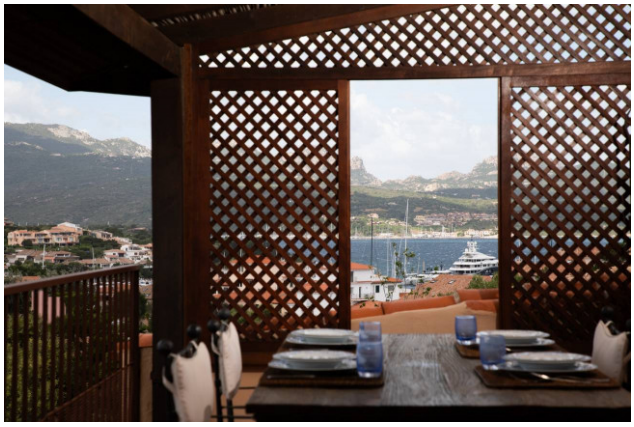
Energy Class: E

Property Informations

Address: Porto Rotondo Via Orsa Maggiore, snc	**Zip Code**: 7020
Bedrooms: 2	**Bathrooms**: 2
Rooms: 3	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 766.94	: 0000-00-00
Floor: 1	**Total floors**: 2
Parking space: Uncovered	**Date of construction**: 1990
Current Status: Available after the deed of sale	**Condominium costs**: € 100
Balconies: Present	**Terrace**: Present
Sea distance: 1.000 meter	**Kitchen**: Kitchenette

















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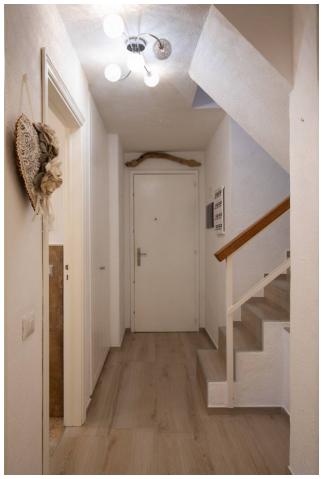
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