



MAIOR CAPITAL

## Maior Capital srl

AGENCY — BUDONI

OLBIA — SARDEGNA

Olbia | Porto Istana |  
Exclusive residence with  
swimming pool a few  
steps from the beach

€ 4.000.000

PRICE

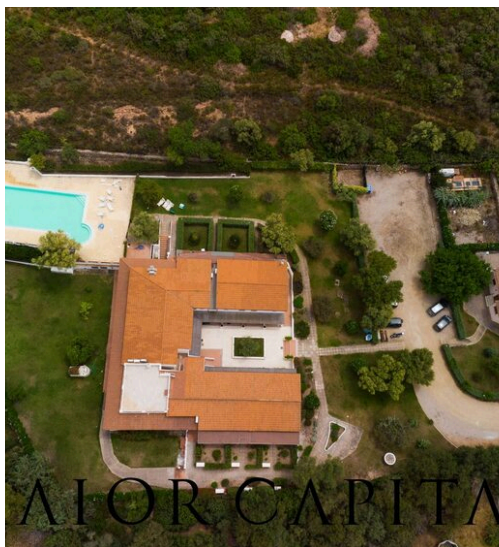
2000 m<sup>2</sup>

SQUARE METRES

10

ROOMS

MAIOR CAPITAL



## DESCRIPTION

# Olbia | Porto Istana | Exclusive residence with swimming pool a few steps from the beach

Only 6 minutes on foot from the beach of Porto Istana, one of the most evocative of the Olbia coastline, renowned for its crystal-clear waters and the spectacular view of the majestic Island of Tavolara, we offer for sale an exclusive residence with great development potential. Immersed in 2,000 sqm of private land, enriched by typical Mediterranean vegetation, the complex is distinguished by its horseshoe-shaped architecture, which harmoniously envelops a large central swimming pool, creating a reserved and elegant atmosphere. The residence consists of 23 flats of different sizes, divided into two-room and three-room flats, which are already operational for tourist rental. Thanks to the growing demand in the area and its privileged location, this property represents a high-value investment with excellent development prospects in the premium hospitality sector. Although located in an oasis of tranquillity, the residence enjoys an exceptionally convenient location. Olbia Costa Smeralda™ International Airport and the Port of Olbia are 5 and 10 minutes' drive away respectively,

ensuring quick connections to major Italian and European destinations. Only 10 minutes away, the centre of Olbia offers a wide choice of boutiques, restaurants and amenities, perfectly combining convenience and privacy. Also within a short distance are Murta Maria and Porto San Paolo, two lively and well-serviced tourist resorts, ideal for daily shopping and enjoying the atmosphere of the bars, restaurants and characteristic summer market. Located in the Protected Marine Area of Tavolara and Molara, this residence represents a unique opportunity for those who wish to invest in a corner of paradise, among sea, nature and exclusive comforts. The sale includes: -Entire property complex, consisting of 23 independent two- and three-room flats -Operational facility with reception and dedicated services -Large swimming pool with solarium area -Private plot of 2,000 sqm, immersed in the Mediterranean maquis -Reserved parking for guests and staff Why buy it? #1 Exclusive location #2 Just a few steps from the beach #3 Excellent real estate...

 **2000 m<sup>2</sup>**  
AREA

 **10**  
ROOMS

 **20**  
BATHROOMS

 **€ 4.000.000**

## FEATURES



WIDE SPACES



COMFORTABLE SERVICES



SWIMMING POOL



MORE THAN 10 ROOMS



EXCLUSIVE POSITION



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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