



MAIOR CAPITAL

## Maior Capital srl

AGENCY — BUDONI

GOLFO ARANCI — SARDEGNA

Exclusive sea view  
and great potential:  
prestigious property  
within walking  
distance of the beach

€ 4.680.000

PRICE

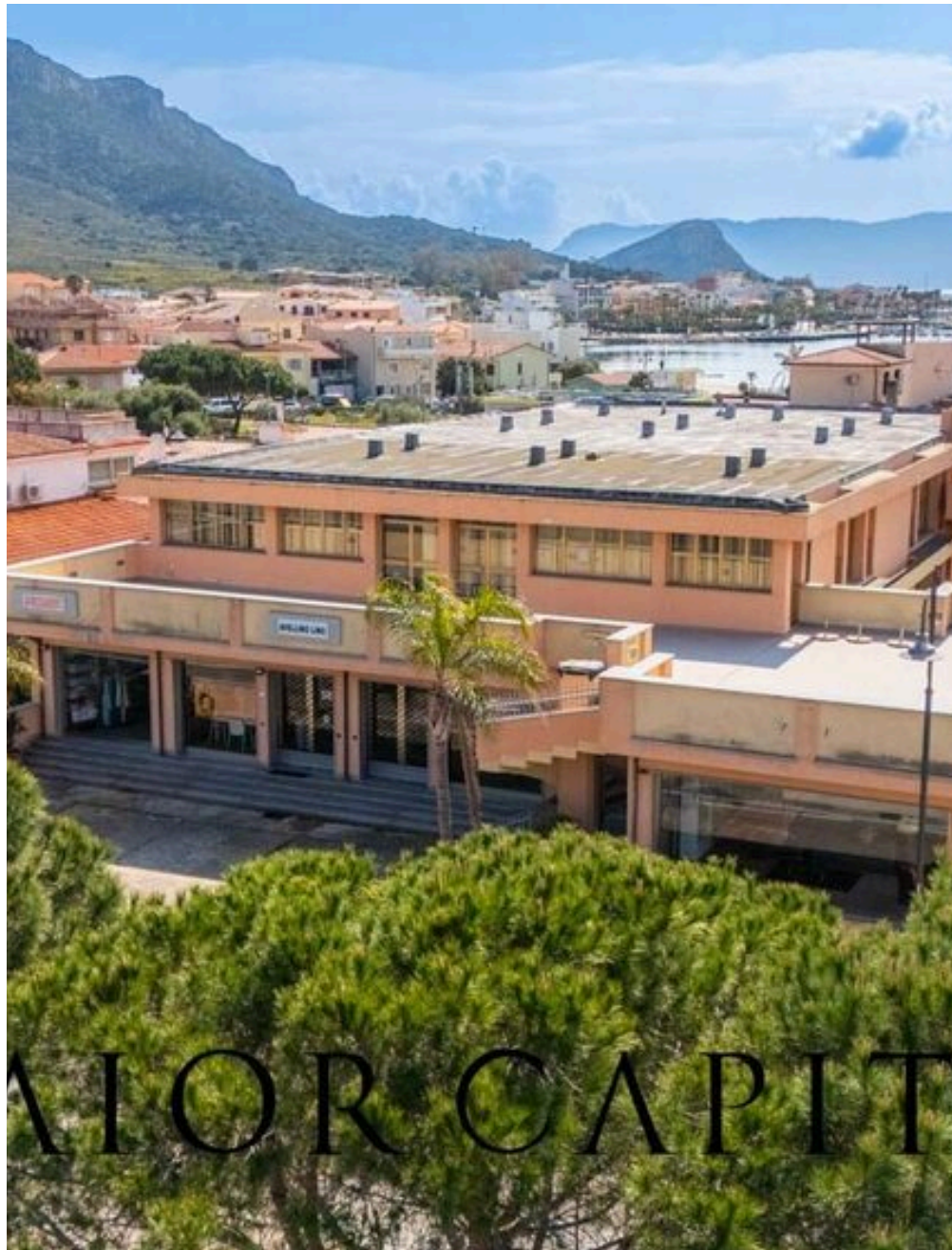
2100 m<sup>2</sup>

SQUARE METRES

5

ROOMS

MAIOR CAPITAL



## DESCRIPTION

# Exclusive sea view and great potential: prestigious property within walking distance of the beach

A few steps from the crystal clear waters of the First Beach of Golfo Aranci, in the heart of one of the most exclusive resorts of Gallura, we propose a property of rare availability: a prestigious property with panoramic sea views, located in a central and strategic position, a short distance from the port and all services. The property is spread over three levels and is distinguished by its large surfaces, extraordinary brightness and versatility of spaces. Currently, the first two floors host an elegant commercial exhibition, characterized by airy and easily modular spaces, ideal for representative activities or high-profile showrooms. The upper level accommodates a refined mixed solution, where the commercial component harmoniously integrates with a private residence consisting of a living room, separate kitchen, three bedrooms, two bathrooms and storage room. The outdoor spaces further enhance the value of the property: large terraces overlooking the sea, a livable veranda and a generous private garden create an exclusive setting, perfect for welcoming clients or living moments

of absolute relaxation. The property is completed by a plot of land that offers interesting prospects for expansion, increasing the residential and investment potential. Thanks to its unique configuration, the property lends itself to multiple uses, from commercial to residential to charming receptive, representing an ideal opportunity for investors looking for a distinctive solution in one of the most sought-after destinations in Northern Sardinia. The proximity to Olbia, with port and international airport reachable in just 20 minutes, and to Porto Rotondo, about 15 minutes away, guarantees quick connections and year-round usability, making this proposal even more exclusive and strategic. Composed as follows: Subfloor Commercial space Ground floor Commercial space First floor Currently used as: - Commercial space - Housing o Living room Separate kitchen Two bathrooms Three bedrooms Storage room Veranda Features: Fireplace Air conditioning Private garden Liveable veranda Three covered parking spaces Potential for expansion on owned land Why buy it? #1 Exclusive location with sea view #2 Bright...

 **2100 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 4.680.000**

## FEATURES



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

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