

**BRILAS**

AGENCY — OLBIA

OLBIA — SARDEGNA

## Prestigious villa in Sa Minda Noa area

€ 850.000

PRICE

406 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION


# Prestigious villa in Sa Minda Noa area


In the heart of Olbia, in the renowned and elegant area of Sa Minda Noa, rises a detached villa that perfectly embodies the concept of a home to live and love. Surrounded by a lush private garden designed to give moments of authentic relaxation, this property welcomes you with a reserved and timeless atmosphere, where every space invites you to slow down and enjoy the daily beauty. The villa is spread over three levels, harmoniously distributed to offer comfort, light and functionality. The second floor features a bright and enveloping living area, enhanced by overlooks on two covered verandas: perfect places for summer dinners, slow breakfasts and shared moments. The living room with a bar area integrates with the dining room and separate kitchen, creating an elegant yet authentically lived-in environment. The sleeping area welcomes a refined

master bedroom with en suite bathroom and a second large double bedroom, designed to ensure intimacy and well-being. Walking down the scenic wooden staircase, you reach the upper floor, where two attic rooms, used as bedrooms, give intimate and versatile spaces, accompanied by a bathroom with shower and a practical attic. On the ground floor, spacious and functional service rooms - including a large storage room, two utility rooms and a bathroom - complete the property, making it perfect for even the most dynamic needs. Making this villa even more special is a charming detached tavern with wine cellar: a space with authentic charm, ideal for convivial evenings, stories, laughter and moments that become memories. This is not just a house, but a place where every detail tells a lifestyle: made of elegance, privacy and everyday emotions.

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

 **5**  
ROOMS

 **4**  
BATHROOMS

 **€ 850.000**  
PRICE

## FEATURES



WIDE SPACES



BOX CAR



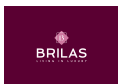
CELLAR



GARDEN



INDEPENDENT



BRILAS

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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