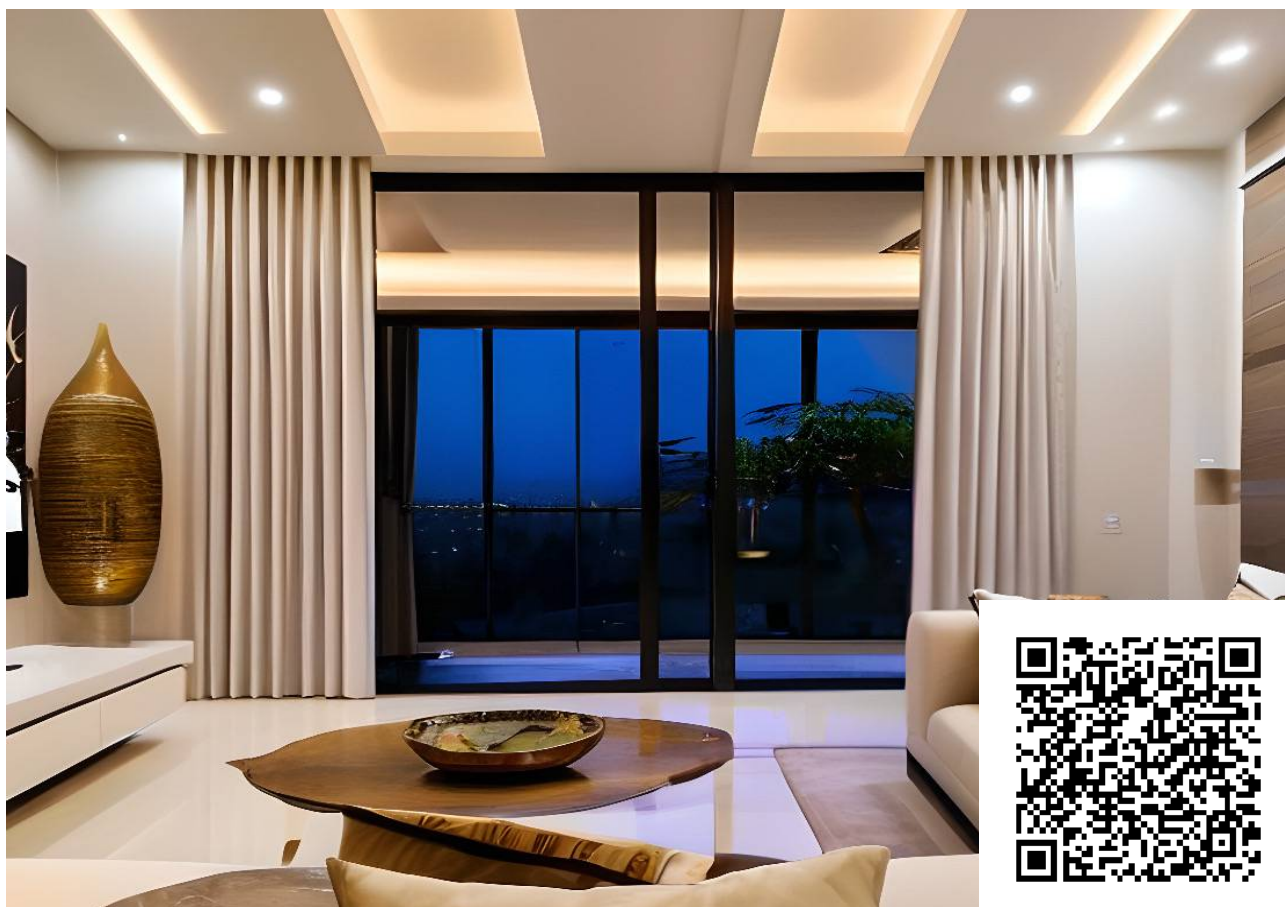


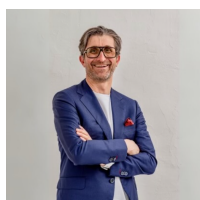
Villa for Sell in Olbia - Area: le Vecchie Saline

📍 LOC. LE SALINE, Sassari, 07026 (SS)

1.050.000€



Contact info



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Description

? Exclusive Villa with Private Boat Dock and Optional Pool – Luxury and Comfort by the Sea ??

? **Interior Space:** 3 Bedrooms | 3 Bathrooms | Kitchen | Living Room

? **Outdoor Spaces:** Spacious Verandas | Large Private Garden | Private Boat Dock

? Elegance, Comfort, and Coastal Living

This extraordinary villa is the perfect fusion of **modern design, sustainability, and high-quality living**. Located in an exclusive setting, this residence comes with a **private boat dock included in the price**, making it the ideal choice for those who want to enjoy the sea every day with the convenience of direct access to their boat.

The **interiors are carefully designed**, featuring **large windows** that allow natural light to flood the space, creating a seamless connection between the indoor and outdoor areas. The open-plan living room is both spacious and welcoming, perfect for entertaining or relaxing, with direct access to a beautiful covered veranda. The modern and functional kitchen is designed for maximum convenience and style, featuring high-end finishes that enhance the elegance of the interiors.

The sleeping area includes **three spacious bedrooms**, each designed to ensure maximum comfort and privacy. The three elegantly finished bathrooms feature **premium materials**, creating a refined and relaxing atmosphere.

? Dream Outdoor Spaces and Optional Private Pool

The **large private garden** surrounding the villa offers a true oasis of tranquility, perfect for those seeking **privacy and relaxation**. The covered veranda provides an ideal setting for **outdoor dining in every season**, while the vast green space allows for the creation of a personalized **relaxation area immersed in nature**.

Upon request, a private swimming pool or jacuzzi can be installed, adding an extra touch of exclusivity to the property and allowing for moments of pure relaxation on warm summer days.

? Innovation and Sustainability for Optimal Comfort

This villa is equipped with **state-of-the-art technology** to ensure **maximum energy efficiency** and low maintenance costs. Key features include:

- ? **Energy class A2**, ensuring excellent energy performance
- ? **Photovoltaic solar panels** for reduced and sustainable energy consumption
- ? **Carbon fiber thermal insulation**, providing outstanding energy efficiency
- ? **Daikin chiller system**, for high-performance heating and cooling
- ? **Pre-installation for an electric vehicle charging station**
- ? **Advanced home automation system**, allowing smart control of lighting, climate, and security via an app

? Prime Location with Exclusive Services

The villa is situated in a **privileged and well-connected area**, ideal for those who desire the perfect balance between privacy and proximity to essential services and major attractions.

? Key distances:

- **Private marina just a few steps away, with a boat dock included**
- **Stunning beaches** within easy reach
- **City center** and essential services just minutes away
- **International airport and private terminal**, ideal for frequent travelers
- **Gourmet restaurants and exclusive boutiques**, for a luxurious lifestyle

? A Prestigious Investment Opportunity

This villa represents a **highly valuable investment**, ideal for those looking for a **luxury residence** or a property with **high rental income potential**. The growing demand for **exclusive villas with private boat docks** and the increasing

interest in **high-end vacation rentals** make this a unique opportunity for **substantial returns**.

With its **strategic location, premium finishes, and customization options**, this villa stands out as one of the best real estate opportunities for those seeking an **exclusive home by the sea**.

? **Experience luxury in a unique setting, with the sea at your doorstep and the comfort of a tailor-made villa!** ??

Details

 Property ID: CBI040-775-10546	 Surface: 214.00 m²
 Rooms: 5	 Garden: Privato, 1.600 sqm
 Bathrooms: 3	 Energy Class: A1
 Bedrooms: 3	

Property Features

 Floor: Ground floor	 Conservation status: Excellent
 Current condition: Under construction	 Surface: 214.00 m²
 Rooms: 5	 Bedrooms: 3
 Bathrooms: 3	 Kitchen: Habitable
 Position: Residential area	 Parking space: Covered
 Garden: Private, 1.600 sqm	 Terrace: Present

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images



