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Land for Sell in Olbia - Area: Olbia città

📍 Via Fogazzaro, Sassari, 07026 (SS)

270.000€



Contact info



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Description

? Olbia – Via Fogazzaro

The Plot You've Been Waiting For. Elevated, Residential, Non-Floodable Area. With Numbers That Generate Margin.

If you are a developer waiting for the right plot, stop here for a moment.

Buildable land in a truly residential, fully serviced, elevated and safe area – with a clearly assigned building index – does not remain available for long in Olbia.

This is not a plot “to evaluate.”

It is a concrete operation.

We are in **Via Fogazzaro**, a well-established residential neighborhood with pharmacy, supermarket, local businesses, Guardia di Finanza headquarters, and easy connections to the main city roads.

It is a high area, not subject to flooding – a detail that today makes a substantial difference, both in terms of marketability and long-term value retention.

? The Numbers (The Ones That Really Matter)

Assigned building index within the subdivision: **2.947**

Residential volume: **1,250 cubic meters**

Commercial/office volume: **805 cubic meters**

Total potential volume: **2,055 cubic meters**

Translated into developable surface:

Approximately **6–7 apartments of 60/70 sqm each**, perfectly aligned with current Olbia market demand.

Or alternatively:

- A prestigious multi-family villa
- 2 or 3 independent villas (depending on the design)
- A mixed-use project with residential units and ground-floor commercial or office space

The commercial volume can also be converted into **office use**, expanding development flexibility and broadening the target market.

This versatility is the real strength of the property.

? How It Can Be Developed (And Why It Works)

In over thirty years in this market, I have seen projects fail because of imbalance between location, target buyer, and unit sizes.

Here, the balance is clear.

Today's Olbia market rewards:

- Apartments between 60 and 75 sqm
- Livable outdoor spaces
- High energy efficiency
- Low-density residential contexts
- Safe, serviced neighborhoods

A well-designed residential development of 6–7 units, with deep terraces and parking spaces, would be absorbed quickly

by the market.

Alternatively, a multi-family or small villa development would attract mid-to-upper segment buyers seeking privacy without giving up proximity to services.

This plot does not impose a project.

It adapts to the developer's vision.

? The Area: Stable Value, Real Demand

Via Fogazzaro does not rely on "future promises."

It is already in demand.

It is genuinely residential.

It is not speculative outskirts.

It is not uncertain expansion land.

People buy here to live.

For a developer, this means one key factor: **strong sellability**.

In a market where buyers are increasingly selective, location does half the work.

? Sale or Trade-In: Strategic Flexibility

The ownership is open to:

? Direct sale

? Partial trade-in with a solid and reliable developer

This creates interesting leverage opportunities in structuring the operation.

However, any trade-in proposal will require serious guarantees and a reputable construction partner.

This is not land for improvisation.

It is an operation for professionals who know how to build – and sell.

? Why This Is a Concrete Opportunity

Olbia is growing.

Demand for new housing continues to rise.

Buildable plots in safe, serviced residential areas are decreasing.

Elevated, non-floodable land with a defined building index and clear volumetric capacity is becoming increasingly rare.

Once secured by a structured operator, properties like this do not return to the market.

? Now the Decision Is Entrepreneurial

If you are a developer who understands numbers,

If you are looking for a plot that allows real margin with controlled risk,

If you want to develop a project that the market can absorb efficiently...

? Contact me now to receive full planning documentation, technical details, and a direct discussion on development feasibility.

Opportunities in Via Fogazzaro with these parameters do not remain public for long.

Those who move first design first.

And those who design first build the advantage.

Details



Property ID: CBI040-775-10624



Surface: 685.00 m²

Nearby



Gyms



Sports Complexes



Bike Paths



Playgrounds



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices

Images



