Coldwell Banker Immobiliare Costi&Partners
Corso Umberto I 148 - 07026 Olbia
P.IVA e C.F.: 02484080904
Tel.: (+39) 0789 204019

Apartment for Sell in Olbia - Area: Portisco

PORTISCO Porto Rotondo Costa Smeralda, Sassari, 07026 (SS)

260.000€

Contact info

Coldwell Banker Immobiliare Costi&Partners
Paolo Costi

Phone: +390789204019
Mobile: +393929138659
Email: paolo.costi@cbitaly.it

Description

THE SEA IS NOT RENTED. IT IS OWNED.**And you could wake up every morning looking at it.**
There are views that change the way you perceive time. Those where the first thought of the morning is not traffic, not work, not the to-do list — but simply the color of the water. Today it is turquoise. Tomorrow it will be cobalt. And you will be there, on your covered terrace, with a cup in hand, waiting for nothing else.
This apartment really exists. And it is available now.
What you see from your terrace is priceless — but it has an addressWe are in Portisco, on the Costa Smeralda, in one of the most sought-after and recognizable stretches of coastline in Italy. From this apartment, the view sweeps across the harbor, over the gulf, and reaches all the way to Porto Rotondo — a panorama that normally requires being on a boat or paying very different figures to enjoy.
The covered veranda terrace, fitted with windbreak awnings, is not simply a balcony. It is an extra room. It is the place where you have breakfast before the rest of the world wakes up, where you dine watching the reflections of lights on the sea, where summer evenings become unforgettable without moving a single step. Anyone who knows the Sardinian coast understands exactly what this means: these livable outdoor spaces, with this view, are worth as much as the entire rest of the apartment combined.
Walking in here means understanding immediately that this is no ordinary apartmentThe living room is comfortable, bright, designed to enjoy the view without distractions. The separate kitchen — a detail that is far from obvious in this type of property — gives you the freedom to keep spaces distinct, to cook without the smell of lunch invading the living area, to manage the home like a real residence rather than a disguised studio flat.
The double bedroom is one where you sleep well. Not because it is enormous, but because you know where you are. The morning breeze that comes through, the silence broken only by the sea — these are things that no five-thousand-euro mattress can give you if all you see outside the window is a courtyard.
The shower bathroom completes a smart, functional layout that makes the most of every square meter without waste.
The external shared parking spaces round off an already strong proposition, solving one of the most common practical headaches in the busiest coastal areas.
The real advantage that does not appear in the photosThis apartment is within walking distance of the beach. It is within walking distance of the Marina di Portisco.
That sounds like a detail. It is not.
In peak season on the Costa Smeralda, walkability to the sea and the marina is the difference between a genuine experience and being a slave to the car park. It means freedom. It means being able to walk down to the beach at seven in the morning or eleven at night without having to plan your entire day around the car. It means that your guests — or your tenants — live the place for what it truly is, not for what is reachable by vehicle.
Because yes: if you do not plan to live here year-round, this property works for you.
An investment that pays for itself — and then keeps goingThe demand for summer rentals along this stretch of coast knows no crisis. Whoever looks for a rental in Portisco, in Porto Rotondo, along the Marina di Portisco is not looking for a place to sleep: they are looking for an experience. And an apartment with sea views, a livable terrace, and walking access to both the beach and the marina is precisely what the premium market demands — and happily pays significant weekly rates for.
With holiday rental yields in this area consistently among the highest in Sardinia, the weeks of July and August can cover a substantial portion of annual costs. This is not speculation: it is the normal functioning of this market, well known to anyone who has worked in it for decades.
The opportunity that few people see — and that is worth twice as muchThere is one element that people looking only at the photos will likely overlook: with a targeted renovation, this apartment can become a genuine two-bedroom property. A transformation that, in this location and with this view, represents a category upgrade both as a primary residence and as a rental asset.
You are therefore looking at a property that already holds strong value today — and carries concrete potential for tomorrow. This is not rhetoric: it is an honest reading of what this space can become in the right hands.
Why this opportunity does not waitThe quality coastal market in this geographical area moves differently from any other type of property. Apartments with a direct view over the harbor and the gulf, within walking distance of the sea, with a livable terrace, do not stay available for long. Not because agents say so — but because whoever finds them understands immediately what they have in front of them.

In thirty years of working in this market, I have seen people delay by a week and find the property sold. I have seen others decide within forty-eight hours and thank themselves ten years later. The difference was not courage: it was the clarity to recognize a genuine opportunity when it appeared.
This is one of those opportunities.
Write to me nowIf you have read this far, you already understand that this is not a home like any other. And you already know whether it is right for you.
Do not wait to finish scrolling through other listings — you will come back to this one anyway. Save yourself the time and contact me directly: I will respond personally, tell you everything that does not get written in listings, and if you wish we can arrange a viewing at whatever time suits you best.
Homes with this view do not come back. But decisions you regret do.
Write to me. Now.

Details

Property ID: CBI040-775-10630

Surface: 45.00 m²

Rooms: 2

Bathrooms: 1

Energy Class: F

Bedrooms: 1

Property Features

Floor: 1

Current condition: Free upon deed

Surface: 45.00 m²

Rooms: 2

Bedrooms: 1

Bathrooms: 1

Kitchen: Small kitchen

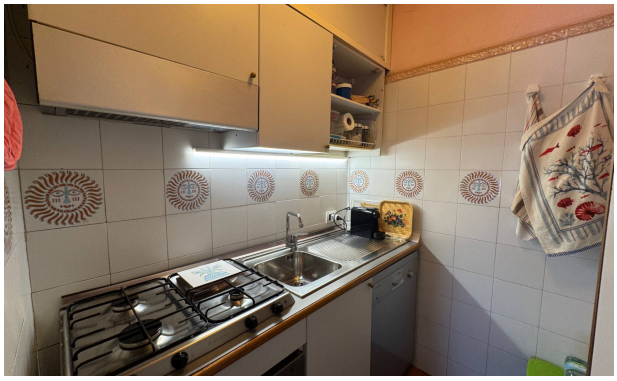
Position: Touristic

Balconies: Presente

Parking space: Uncovered

Terrace: Present

Nearby

- Wellness Centers
- Playgrounds
- Public Transportation
- Shopping Centers

Images