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Apartment for Sell in Olbia - Area: Murta Maria

VIA DEL TIMO Murta Maria Porto Istana, Sassari, 07026 (SS)

198.000€



Contact info



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Description

Murta Maria, steps away from Porto Istana: the apartment that works for you even when you're not there. There is a precise moment when you realise a property is not just an apartment. It happens when, standing on the veranda, you breathe in the scent of the sea blended with the Mediterranean scrubland, the silence broken only by cicadas, and you think: this is a place where life simply feels right.

This two-room apartment in Murta Maria is exactly that place.

An authentic corner of Sardinia, where tourist demand never stops

Murta Maria is not one of those destinations that only comes alive in August. It is one of the most sought-after coastal areas in northern Sardinia, appreciated by a quality-conscious clientele – families, couples, professionals – who return year after year because they have found something rare: genuine beauty without the chaos. A few minutes from Porto Istana, one of the most celebrated coves in Gallura, with easy access to amenities, restaurants and the marina, the location is one of its strongest assets.

Those who know this market understand that well-positioned two-room apartments in this coastal strip are rented out before the season even begins. Demand structurally outpaces supply, and owners here never struggle to find interest.

How you live in it – and how you earn from it

You walk in and the feeling is immediate: light. The first floor offers a pleasant outlook, airflow, brightness, and that comfortable distance from the street that makes the living area somewhere you genuinely want to spend time. The open-plan living room with kitchen is designed for those who like to inhabit their space – cooking with the windows open, enjoying a long Sardinian dinner after a day at the sea.

The double bedroom is quiet and intimate, the kind of room where mornings have no urgency. The shower bathroom is clean in its proportions and fully functional. Every element is arranged to flow naturally, with no wasted space and no dead corridors.

The real centrepiece, however, is the covered habitable veranda. Not a token balcony: a genuine outdoor living space where you can have breakfast in the morning, read through the afternoon, and dine under the stars in the evening. For those who rent it out, this feature translates directly into glowing reviews, repeat bookings and nightly rates that sit comfortably above the local average. For those who choose to keep it as a personal retreat, it is the reason they return here every summer with the same enthusiasm as the very first time.

The shared parking space completes the package – a detail that seems minor until you are looking for a space in August.

Why now, why this one

After thirty years in the Sardinian property market, I have learned to distinguish the properties that move from those that sit. The ones that move share three qualities: a location aligned with real demand, liveable spaces that require no heavy intervention, and a price that reflects genuine value without overstating it. This apartment has all three.

Two-room properties in this coastal belt – with a veranda, parking and good orientation – are rare. When they come to market, buyers who know the area do not wait: they assess, decide and act. Because they know that within a matter of weeks the conversation shifts to: “what a shame, that was the right one.”

If you are looking for an investment that funds itself through seasonal rentals and appreciates over time, this fits the profile precisely. If you are looking for your own place in Sardinia – somewhere to truly switch off without giving anything up – this answers that need just as well.

Get in touch directly

I am not putting this property on the market and waiting for someone to stumble across it. I am presenting it to people who know how to recognise an opportunity when they see one.

If you have read this far, you are probably one of them.

Write to me now to receive full details, the complete photo set and availability for a viewing. Serious enquiries are always given priority, and availability moves quickly.

Paolo Costi – Coldwell Banker Costa Smeralda Contact me on WhatsApp for a prompt and confidential response.

Details

 Property ID: CBI040-775-10633	 Surface: 50.00 m²
 Rooms: 2	 Bathrooms: 1
 Energy Class: G	 Bedrooms: 1

Property Features

 Floor: 1	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 50.00 m²
 Rooms: 2	 Bedrooms: 1
 Bathrooms: 1	 Kitchen: Exposed
 Position: Touristic	 Balconies: Presente
 Parking space: Uncovered	 Terrace: Present

Nearby

 Gyms	 Playgrounds	 Public Transportation
 Kindergarten	 Elementary Schools	 Cafes / Bars
 Shopping Centers		

Images



