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Commercial Property for Sell in Olbia

VIA GUIDO PIOVENE, Sassari, 07026 (SS)

235.000€

Contact info

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Description

Olbia Tourist Harbour — The Commercial Space That Works for You Before You Even Open the DoorThere are real estate investments. And then there are strategic locations that pay for themselves.
What you are about to read belongs to the second category.
If you are an entrepreneur, a professional, or an investor who knows how to recognise an opportunity before it becomes obvious to everyone else, take five minutes. Not to read a listing. To understand why certain decisions genuinely change the trajectory of a business or a portfolio.
You are inside the Olbia Tourist Harbour.
Not nearby. Not a few hundred metres away. Inside.
Around you, every single day, a vibrant and highly selective commercial ecosystem moves and breathes: car rental agencies serving clientele accustomed to spending, charter and boat rental companies working with international tourists, leisure sailors with substantial purchasing power, families on holiday in the most sought-after destination on the north-eastern coast of Sardinia. This is not an ordinary setting. It is one of the most concentrated and qualified private spending pools on the entire island.
And this property sits right at the centre of all of it.
Let me walk you through what a typical day looks like in this place.
The morning starts early. Long before the city wakes up, the harbour is already in motion. Boats are being prepared. Charter vessels are collecting their guests. Families who spent the night on board step ashore looking for breakfast, information, and services. Tourists who have just disembarked from the ferries — millions every year, through one of the busiest passenger ports in Italy — enter the harbour area with wide eyes and phones in hand, ready to plan their stay.
A business located here does not wait for customers. Customers arrive on their own, carried by the natural flow of a place that never stops.
In the late afternoon, the rhythm changes but the volume does not. Sailors return to port. Couples stroll along the waterfront. Those who spent the day at sea look for something to do, something to buy, something they need. The evening brings another wave — slower, more inclined to linger, more willing to spend.
Twelve months a year, with extraordinary peaks between May and September, but with a solid base sustained by business travel flows, professional maritime operations, and the growing international community that has chosen Olbia as its reference harbour in the central Mediterranean.
The property.
The unit is located physically inside the tourist harbour, in a context where every square metre carries a concrete and measurable commercial value. Its direct waterfront position guarantees constant and uninterrupted visibility: there is no need to invest in advertising to be noticed when your shopfront is already where people naturally look.
The most intuitive and profitable uses for this space are immediately apparent from the surrounding context: a flagship office for a brand seeking a presence in one of Sardinia’s most frequented marinas, a tourist services agency, an operational desk for car or boat rentals in an area where this type of business already delivers excellent returns, a showroom for nautical or luxury products, or a professional studio looking to offer clients an address that communicates standing and position.
This property’s vocation is not generic. It is precise, defined, and shaped by its location itself — before any business decision is even made.
Olbia and its tourist harbour: why context is worth as much as the property itself.
Olbia is no longer simply a gateway to Sardinia. It has grown into a destination in its own right, with an increasingly defined tourism and commercial identity. The tourist harbour is its most dynamic economic engine: an area that has seen steady growth in recent years in terms of operators, services, and traffic volumes.
The Costa Smeralda Airport is just a few minutes away by car. The passenger port — with ferry connections to Genoa, Livorno, Civitavecchia, and Corsica — brings in an annual volume of arrivals that few Italian cities of this size can match. Those who fly in or arrive by sea at Olbia frequently pass through the tourist harbour, cross it, and look for services within it. The potential customer base is structurally enormous and structurally qualified.
In thirty years of real estate markets, I have learned to distinguish the areas that genuinely grow from those that merely promise and disappoint. The Olbia waterfront, and in particular the tourist harbour area, belongs firmly to the first category.
The real economic value, for those who think like investors.

Acquiring this property means entering one of the most resilient segments of the Sardinian commercial real estate market. Demand for spaces to rent within or immediately adjacent to the tourist harbour is structurally higher than available supply. Those who lease here do so on terms that the ordinary market cannot replicate, with rents sustained by solid commercial operators — service agencies, rental companies, commercial representatives — who choose this location because they know that no advertising budget can replace the visibility that such an address delivers every single day.

Estimated rental yields in this area are among the most attractive currently available in the Sardinian commercial real estate market, supported by demand that shows no signs of structural weakness and by a capital appreciation curve that follows the tourism growth of the entire north-eastern Sardinian coast.

Buying today, in this position, means getting ahead of a value curve that the market is already drawing. Those who wait simply watch others profit.

Why this property will not remain available for long — and that is not a cliché.

In an active tourist harbour like Olbia's, commercial spaces with direct visibility over the water and the main transit areas do not become available often. When they do, the market responds quickly, because operators in the sector know precisely what a position like this is worth. This is not commercial pressure. It is simply the mechanics of a market with real demand and limited supply.

Those who have already visited the property understand this. Those who have not yet done so are already at a disadvantage.

Now it is your turn.

If you have read this far, part of you already knows. All that remains is to decide whether you will be the one who seized the opportunity, or the one who, a few months from now, tells others about the time they could have.

Write to us now. Request the full property details, pricing information, rental yield estimates, and availability for an in-person or video call visit.

The best real estate decisions are not made when you have time. They are made when you have clarity.

This is your window. Use it.

Details

Property ID: CBI040-775-10636

Surface: 40.00 m²

Rooms: 1

Bathrooms: 1

Energy Class: E

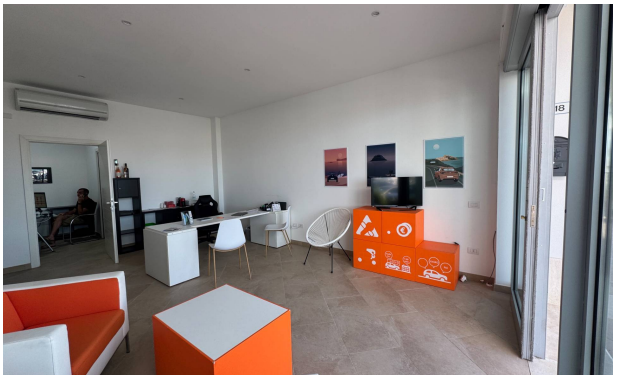
Property Features

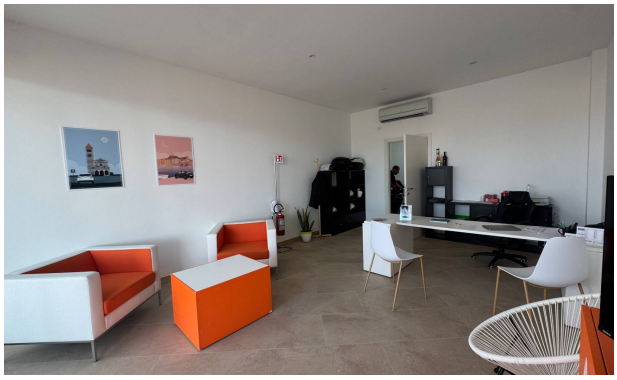
- Floor: Basement
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 40.00 m²
- Rooms: 1
- Bathrooms: 1
- Position: Touristic

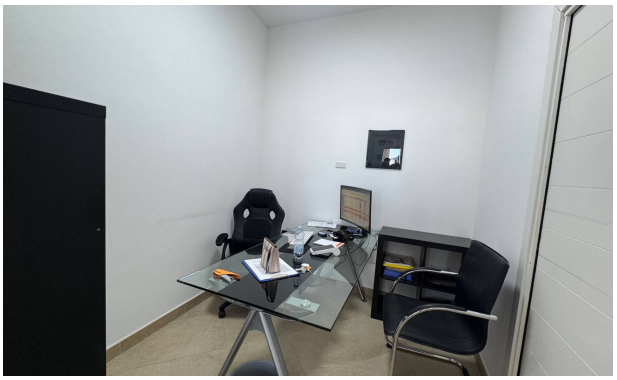
Nearby

- 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







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