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Coldwell Banker Immobiliare Costi&Partners

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# Attic for Sell in Olbia - Area: Porto Rotondo

📍 Porto Rotondo Via Aldia Manna, Sassari, 07020 (SS)

100.000€



## Contact info



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# Description

Condominio Nuraghe, Sardinia – 92 Square Metres of Sky, All Yours, with 360-Degree Sea Views There are real estate opportunities that come along once in a lifetime. And then there are those that come along once in a lifetime, in a place where you can see the sea simply by turning around with your eyes closed.

This is the second kind.

If you are looking for something that goes beyond the ordinary property purchase – something with real, immediate, concrete appreciation potential, in a location that already justifies the price of entry on its own – then stop scrolling and read carefully what follows.

## **92 square metres of roof terrace. 360-degree sea views. Immediate development rights.**

We are not talking about a simple rooftop. We are talking about a private elevated surface, overlooking the sea from every angle, that can already today – without waiting for permits, without bureaucratic delays, without uncertainty – be transformed into something extraordinary.

And when we say extraordinary, we say it with technical precision, not advertising enthusiasm.

## **What you can do right now, without asking anyone's permission.**

This is the point that sets this opportunity apart from almost everything else you will find on the market.

Whoever purchases the roof terrace together with the apartment directly below has the possibility of creating – with zero waiting days, a technical expression that means exactly what it sounds like: without needing to apply for any planning permission, without waiting for authorisations, without any downtime – a solarium terrace of approximately 45 square metres with 360-degree sea views.

Forty-five square metres of private terrace. Elevated. With the sea all around. Buildable immediately.

In the remaining portion of the roof surface, approximately 47 square metres, it is possible to create a storage room that, with the right design approach, lends itself to something far more interesting: a third bathroom, an additional bedroom, a service space that concretely expands the living area of the apartment below without touching any existing perimeter walls.

In practical terms, whoever purchases this combination – apartment plus roof terrace – is not buying a flat with a roof on top. They are buying a flat that already contains within itself the blueprint for its finest version.

## **The real value of being able to act immediately.**

In the Italian real estate market, the word “potential” is used often. Too often. Almost always accompanied by conditionals – it could be done, permission could be obtained, it could be transformed – that depend on lengthy, uncertain, and costly planning processes.

Here the situation is fundamentally different.

The building works described can begin immediately after the deed of sale is signed. No waiting. No planning applications. No risk of a local authority blocking or delaying a project you have already committed to. You buy, you design, you build. In that order, without interruption.

In thirty years in the real estate market I have learned to distinguish between real potential and theoretical potential. This is real. Verified. Exercisable from day one.

## **But there is a further scenario worth knowing about.**

For those who look further ahead, there is an additional perspective that transforms this opportunity from interesting to potentially exceptional.

With a new Piano Casa – the regional planning instrument that has already been applied in Sardinia in the past and that periodically returns to the attention of regional legislators – the 92 square metres of roof surface could open the way to the creation of a genuine penthouse apartment. 92 square metres in elevation, with sea views, within Condominio Nuraghe.

This is not a certainty. It is a concrete scenario, grounded in real regulatory precedents, that whoever purchases today holds in their pocket as a future option. An option that, should it materialise, would transform the value of the investment in a significant and measurable way.

Those who buy now buy at today's prices. Those who wait for the scenario to become reality buy – if availability can still be found – at entirely different values.

## **Condominio Nuraghe: the context that amplifies the value.**

A roof terrace with these characteristics is worth twice as much when it sits in the right place. And Condominio Nuraghe is exactly the right place.

It is one of the most appreciated and recognisable residential developments in the area, home to a community of residents and owners who chose this address with full awareness of what they were acquiring. A well-maintained setting with a consolidated reputation in the local market, one that ensures any enhancement works – terrace, extension, or eventual penthouse – will receive the economic return that the market already knows how to recognise and reward. The 360-degree sea view from the roof terrace is not a detail. In this area, it is the single factor that determines the difference in value between a property and an exceptional property.

**Who this opportunity is for.**

For those who already own an apartment at Condominio Nuraghe and have always wanted that sea-view terrace – the one that expands the living space of their home without any planning constraints.

For those who are considering purchasing an apartment in the building and want something more – something that grows over time, that appreciates, that offers margins a standard apartment simply cannot deliver.

For the investor who knows how to read opportunities before they become obvious to everyone else: acquiring today a roof terrace with these characteristics, in anticipation of a Piano Casa that would make a penthouse viable, is precisely the kind of operation that builds lasting wealth.

For those who simply want the best – and know that the best, when it comes to sea views in Sardinia, is found at the top.

**Why this opportunity will not last.**

Roof terraces with these characteristics – generous surface area, immediate development rights, 360-degree sea views, quality residential context – are not abundant. When one becomes available, those who know what they are looking at move quickly. Not out of anxiety, but out of experience: the real estate market rewards those who act with clarity and get there before everyone else.

This surface is available now. Its potential is real now. The immediate development possibilities are exercisable now.

In a few months, that may no longer be the case.

**The next step.**

Contact us today. Request the full technical details, information on the development rights, appreciation estimates, and availability for a site visit – which in this case means stepping onto the roof terrace and looking at the sea from every direction.

Some things need to be seen to be truly understood.

And some opportunities need to be taken before someone else sees them first.

Write to us now.

# Details



Property ID: CBI040-775-10638



Surface: 92.00 m²



Rooms: 1

# Property Features



Conservation status: To be renovated



Surface: 92.00 m²



Rooms: 1

# Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Playgrounds



Public Transportation



Post Offices



Shopping Centers

# Images

