



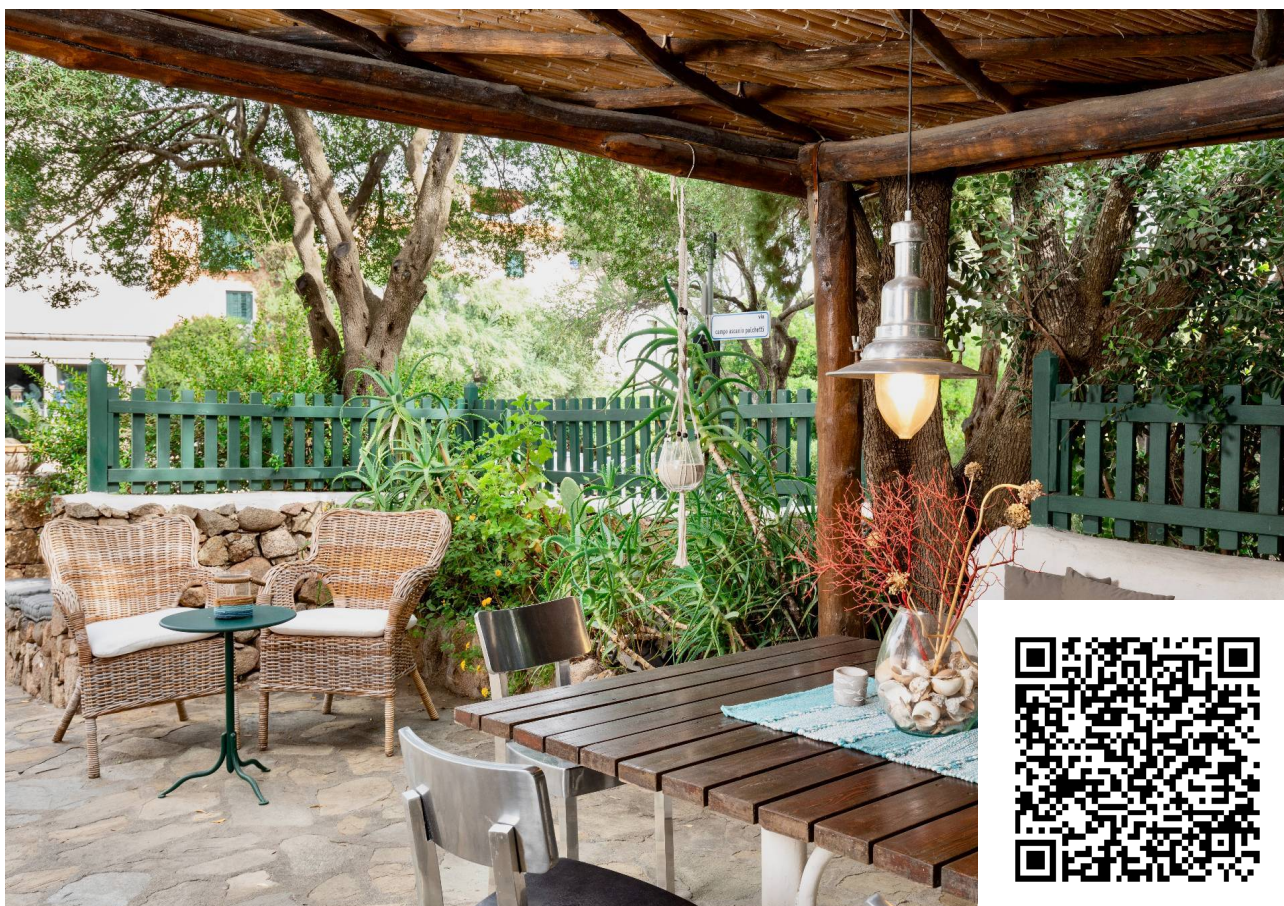
COLDWELL BANKER
PORTO CERVO

Coldwell Banker Porto Cervo
Porto Cervo - 07021 Arzachena
P.IVA e C.F.: 02765130907
Tel.: (+39) 3517288628

Independent apartment for Sell in Olbia - Area: Porto Rotondo

📍 Via Ceroli Porto Rotondo, Sassari, 07020 (SS)

450.000€



Contact info



Coldwell Banker Porto Cervo

Paolo Costi

Phone: +39 0789 92046

Mobile: +39 0789 92046

Email: pcosti@coldwellbankerluxury.it

Description

PORTO ROTONDO CENTRE: THE APARTMENT THAT WALKS YOU RIGHT TO THE MARINA

There's a privilege that few properties in Porto Rotondo can truly offer: stepping out of your front door and reaching the marina on foot, along with the piazzetta and the most exclusive restaurants and boutiques of the Costa Smeralda. Not a drive, not a struggle through narrow lanes during high season, but just a few steps between your own doorway and the beating heart of one of the Mediterranean's most sought-after villages. This is the first great promise of the apartment presented here today, located in the most central and prestigious area of Porto Rotondo.

The Porto Rotondo real estate market has always rewarded, and increasingly so, ground-floor properties in a genuinely central location: those looking for a home here don't just want theoretical proximity to services, they want the real ability to live the village without depending on a car, especially during peak months when even residents find parking a challenge. This apartment answers exactly that need, and it's precisely this rarity that makes it an opportunity worth serious consideration.

The space opens onto a generous living/dining room, designed to welcome guests and family at any hour of the day: from morning coffee to dinners that stretch late into the evening, carried along by Porto Rotondo's unmistakable summer atmosphere. The open kitchen, well-designed and fully equipped, blends naturally into the living space, creating a fluid, contemporary environment ideal for those who love living without barriers between rooms. The master bedroom, spacious and bright, offers a quiet retreat to recharge after a day between the sea and the village's social life, while the two well-appointed bathrooms provide comfort and practicality for couples, families, or guests alike.

One detail that truly makes a difference in the layout is the hallway separating the different areas of the apartment: a design choice that guarantees genuine privacy, a value often sacrificed in more compact open-space solutions. And then, the element that completes the living experience: a covered, livable veranda, the space where the boundaries between indoors and outdoors dissolve, perfect for an aperitivo sheltered from the midday sun or a relaxed read during the cooler hours of the day.

Included in the price, a private parking space: an advantage that, in such a central and highly sought-after location on the Costa Smeralda, represents an added value that's far from a given, and which in this area usually comes at a separate cost, when it can be found at all.

In over thirty years of real estate work on this coast, I've learned to recognize the properties that combine location, functionality, and genuine quality of life, and this apartment brings all of them together: a central ground-floor position in Porto Rotondo, pedestrian access to the marina and the piazzetta, a livable veranda, and an included parking space are elements that, combined in a single property, are increasingly hard to find in this market.

Porto Rotondo remains one of the most exclusive destinations in the Mediterranean, consistently attracting demand both for permanent residence and for prestige rental investment: an apartment like this, in this location, generates immediate interest and remains on the market for very short periods.

For information, floor plans, and to arrange a viewing, I'm at your disposal: don't let this opportunity in the heart of Porto Rotondo slip away.

Details

 Property ID: CBI096-996-297	 Surface: 90.00 m²
 Rooms: 2	 Bathrooms: 2
 Energy Class: G	 Bedrooms: 1

Property Features

 Floor: Ground floor	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 90.00 m²
 Rooms: 2	 Bedrooms: 1
 Bathrooms: 2	 Kitchen: Exposed
 Position: Touristic	 Parking space: Uncovered
 Garden: Private,	 Terrace: Present

Nearby

 Gyms	 Wellness Centers	 Soccer Fields
 Sports Complexes	 Tennis Courts	 Playgrounds
 Public Transportation	 Cafes / Bars	 Post Offices
 Shopping Centers		

Images



