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# Penthouse for Sell in Cagliari

📍 via dei Passeri, Cagliari, 09100 (CA)

**485.000€**



## Contact info



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# Description

## PANORAMIC PENTHOUSE WITH SEA VIEWS IN MONTE URPINU, VIA DEI PASSERI 12: TWO TERRACES, THE CITY AT YOUR FEET

There are neighborhoods in Cagliari that need no introduction. Monte Urpinu is one of them: gardens, a park, residential calm just steps from Via della Pineta, yet within easy reach of every service the city has to offer. It's here, at number 12 Via dei Passeri, that you'll find a penthouse that redefines what it means to live above the city in Cagliari: two floors, two terraces, and sea views that accompany every hour of the day.

The property occupies the fifth and sixth floors of a historic building dating back to 1962, served by an elevator and entirely free of architectural barriers: not a single step separates the entrance from the way up to the apartment. On the fifth floor, 103 square meters of registered floor area with triple exposure bring natural light into every room throughout the day. The entrance leads into a cozy yet bright living area, with a living room that opens onto a spacious terrace of around 50 square meters, panoramic, with sea views: the beating heart of the home, the place where every dinner becomes a moment suspended between the city skyline and the gulf's horizon. The kitchen, with marble countertops and a built-in induction hob, combines functionality and elegance.

The sleeping quarters, thoughtfully laid out via a generous hallway, include a spacious master bedroom, enhanced by an enclosed veranda and a bathroom with a large shower, and a second single bedroom with an en-suite bathroom featuring a shower box, plus an outside area dedicated to laundry. On the sixth floor, a second terrace of around 60 square meters completes the property: an exclusive space, entirely yours to enjoy, capable on its own of turning an apartment into a genuine panoramic residence above the rooftops of Cagliari. One detail makes all the difference for today's buyers: the penthouse has recently been renovated and presents itself in good overall condition, with PVC double-glazed windows, wooden interior doors, parquet flooring throughout most rooms, wall-hung sanitary fixtures, a new intercom system, and pre-installation for air conditioning, with 3.10-meter ceiling heights. This means an investment that's immediately livable, without the time and cost of a renovation project: buyers step straight into a home already able to deliver its view and its comfort, day after day.

The Cagliari real estate market has for years rewarded sea-view properties in well-established residential neighborhoods like Monte Urpinu, where demand consistently outpaces a very limited supply: penthouses with double terraces and panoramic views, already renovated, are among the hardest property types to find in the city, and they remain on the market for extremely short periods.

In over thirty years working in this field, I've learned to recognize the properties destined to generate strong interest, and this is one of them: the location, the double terrace, the genuine sea view, and the already excellent condition make it a concrete opportunity, both for those seeking their definitive home in Cagliari and for those evaluating a prestige investment.

Price: 485,000 euros, mortgage-eligible. For floor plans, complete documentation, or to arrange a viewing, I'm at your disposal.

# Details

|                                                                                                                          |                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  Property ID: CBI096-996-451            |  Surface: 118.00 m² |
|  Rooms: 7                               |  Bathrooms: 1       |
|  Energy Class: E EP glnr: 167.97 kwh/m² |  Bedrooms: 3        |

# Property Features

|                                                                                                                     |                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  Floor: 5                          |  Conservation status: Good |
|  Current condition: Free upon deed |  Surface: 118.00 m²        |
|  Rooms: 7                        |  Bedrooms: 3             |
|  Bathrooms: 1                    |  Kitchen: Habitable      |
|  Position: Central               |  Balconies: Presente     |
|  Terrace: Present                |                                                                                                             |

# 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







