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Apartment for Sell in Olbia - Area: Porto Rotondo

📍 PORTO ROTONDO - Costa Smeralda, Sassari, 07026 (SS)

220.000€



Contact info



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Description

SMERALDA VILLAGE, PORTO ROTONDO: THE STUDIO WITH A VERANDA ALMOST AS BIG AS THE APARTMENT ITSELF

Some properties turn the usual market rules upside down, and this studio apartment at Smeralda Village is one of them: not the typical compact solution meant only for sleeping, but a genuine living concept where the outdoor space becomes the absolute protagonist of everyday life. Located within the Smeralda Village residential complex, surrounded by greenery and just steps from the center of Porto Rotondo and its tourist marina, this apartment is designed for those seeking, in Porto Rotondo, not just a base, but a genuine functional and elegant retreat.

The entrance intelligently distributes the spaces: on one side, the kitchenette with cooktop, compact and well organized, on the other, the bathroom with shower, carefully finished and functional. At the center, the studio living area, a space designed to be extremely flexible: incorporating a fold-down bed as a piece of furniture frees up valuable space during the day, turning the room into a proper living room, uncluttered and ready to welcome guests, or simply delivering a sense of order and spaciousness rarely associated with a studio apartment.

But it's through the sliding door that this property reveals its true identity. It opens onto an extraordinary veranda, almost as large as the entire apartment: a space that completely overturns the concept of a studio, because this isn't a small overflow balcony, but a genuine second outdoor living room. Covered and enclosed on three sides, this veranda is so livable that it can comfortably hold both a dining area and a lounge area with sofas: a space to spend Porto Rotondo evenings sheltered from the wind yet immersed in the breeze and scents of the Mediterranean scrub, where every dinner becomes a special occasion, and where guests will be amazed to discover just how much real space a property that, on paper, seems like a simple studio actually offers.

Another element of value that few properties in this market segment can offer: the veranda could be enclosed in compliance with regulations using the VEPA system, a concrete possibility for anyone wishing to turn this space into a year-round, climate-controlled room, further increasing the property's livable surface area and its value over time.

The Porto Rotondo market, and Smeralda Village in particular, increasingly rewards properties able to offer generous, genuinely usable outdoor space: a studio with this kind of veranda represents a rare property type, ideal both for those seeking a place to personally enjoy summers on the Costa Smeralda, and for those evaluating an investment in a short-term rental market where properties with generous outdoor space generate demand well above average.

In over thirty years of real estate work on this coast, I've learned to recognize properties that surprise with their real potential, and this studio is certainly one of them: smart distribution of the interior spaces, a veranda worth as much as a second home, and the possibility of a VEPA enclosure make it a concrete opportunity in one of the most sought-after locations on the Costa Smeralda.

For floor plans, documentation, or to arrange a viewing, I'm at your disposal: properties with these characteristics, at Smeralda Village, generate immediate interest.

Details



Property ID: CBI096-996-459



Surface: 50.00 m²



Rooms: 1



Bathrooms: 1



Energy Class: G



Bedrooms: 1

Property Features



Floor: 1



Conservation status: Excellent



Current condition: Free upon deed



Surface: 50.00 m²



Rooms: 1



Bedrooms: 1



Bathrooms: 1



Kitchen: Exposed



Position: Touristic



Balconies: Presente



Garden: Common,



Terrace: Present

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Playgrounds



Public Transportation



Cafes / Bars



Post Offices



Shopping Centers

Images





