



SARDINIA ~ LIVING

**Sea view apartment
with roof-top terrace
and pool**

**Only 12 km to
Olbia airport**

Pittulongu



Key Features

Location	Pittulongu
Price	250.000 Euro
Usable space	102 sqm
Living area	59 sqm
Veranda	30 sqm covered
Terrace	13 sqm
Bedrooms	3
Bathrooms	2
Car park	1
Garden	44 sqm
Pool	communal
Furnished	completely
Commission*	3,66% incl. VAT
Ref.No.	A 180

*to be paid to the real estate agent by the purchaser



Veranda



Location

- ❑ Pittulongo, north of Olbia
- ❑ In a residence, set on a hill
- ❑ Fantastic view of the gulf of Olbia and Isola Tavolara
- ❑ Distance to the sea is only 800 m
- ❑ The white beaches of Pittulongu are within walking distance
- ❑ Costa Smeralda can be reached quickly (Porto Rotondo 16 km)
- ❑ The airport of Olbia is just 11 km away
- ❑ The ferry port of Olbia and Golfo Aranci can be reached within 15 min



Property Description (1)

- ❑ The apartment is located on the ground floor of the building
- ❑ From the veranda and the terrace you enjoy a fantastic view of the gulf of Olbia and the island of Tavolara
- ❑ Large living area with built-in kitchen
- ❑ Three bed rooms, two bath rooms
- ❑ Covered veranda of ca. 30 sqm
- ❑ Separate entry
- ❑ Covered car park
- ❑ Communal pool with sun terrace (shared ownership)



Property Description (2)



Living Area



Finish (1)

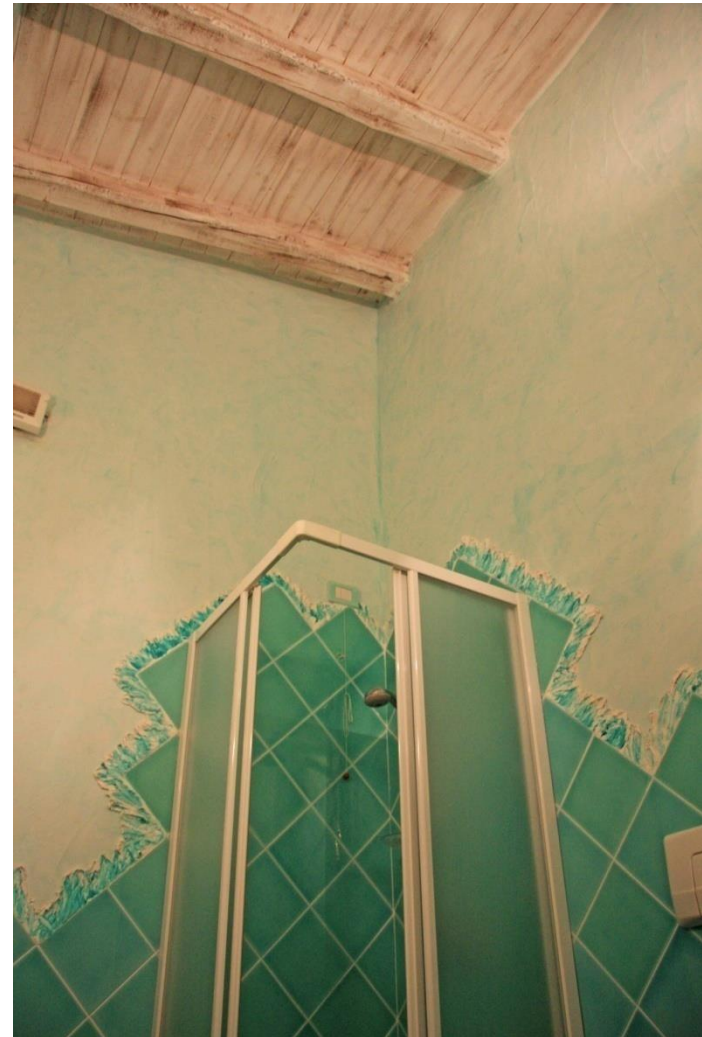
- ❑ Mediterranean architecture
- ❑ Privacy
- ❑ High-quality finish
- ❑ Wooden roof structure
- ❑ Spacious ceiling height up to 3,70 m
- ❑ Terracotta floors und Cerasarda tiles in bath rooms
- ❑ Interiour doors made out of solid wood, glazed in white
- ❑ Tastefully furnished, incl. built-in kitchen and dish washer
- ❑ Air-condition (warm and cold)



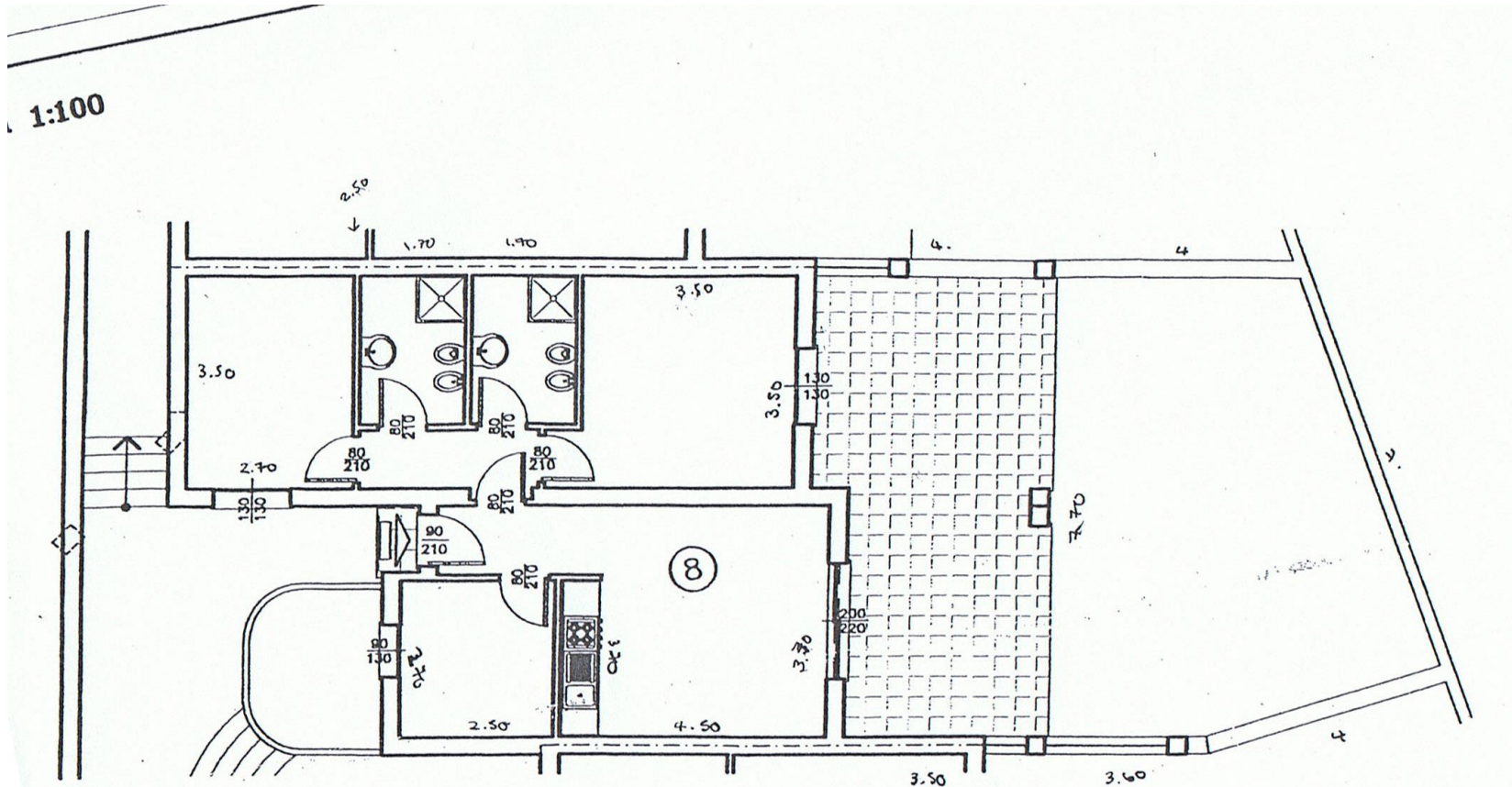
Bedrooms



Finish (2)

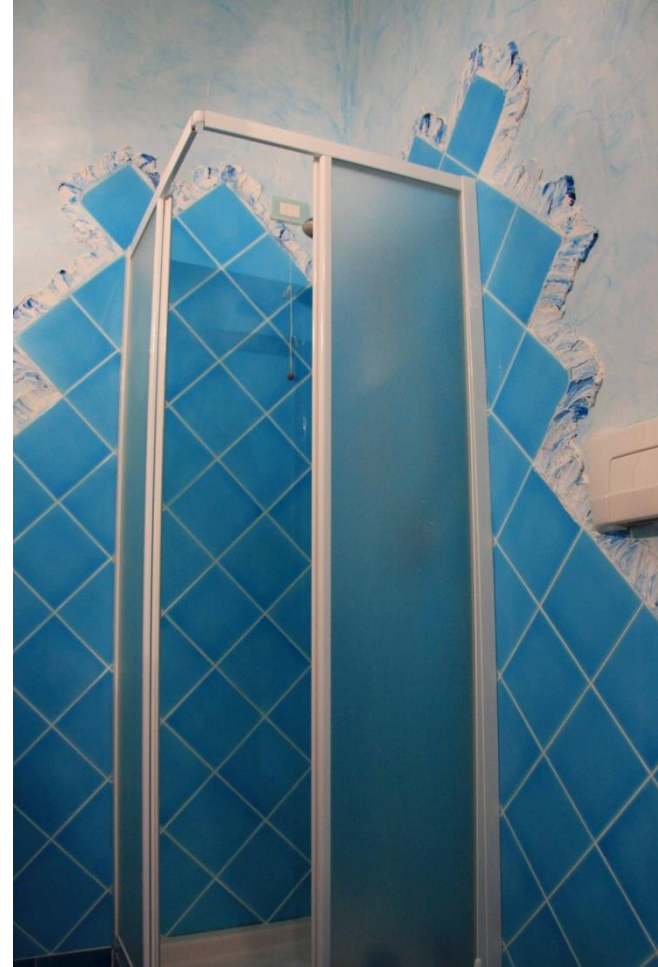


Floor Plan



Offer Terms

- All figures and information given in this presentation have been carefully prepared and reviewed. They are partially based on the documents and plans received by the seller. However, we make no warranty as to accuracy or completeness of these details.
- All offers are subject to change and non-binding.
- Upon request or when initiating a contract, we provide you a copy of our general terms and conditions.



Your partner in Sardinia

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