



MAIOR CAPITAL

Maior Capital srl

AGENCY — BUDONI

OLBIA — SARDEGNA

Historic mansion
with approved project
for residences and
commercial premises

€ 690.000

PRICE

497000 m²

SQUARE METRES

5

ROOMS

MAIOR CAPITAL

The Spaces



DESCRIPTION

Historic mansion with approved project for residences and commercial premises

In the beating heart of Olbia, a few steps from the sea and the main services, stands an elegant historic building, ready to be reborn thanks to a project already approved for the creation of residential and commercial units. Distributed on three levels, this property represents a rare opportunity for investors looking for a valuable project in one of the most dynamic areas of Sardinia. The architectural concept includes the creation of multiple residential solutions and commercial spaces, with environments designed to meet the needs of a growing market. The apartments, conceived with a modern and functional design, can be customized according to one's needs, with large living areas, open kitchens and one or more bedrooms. The property lends itself both to a fractionation for resale of the individual units and to the creation of a prestigious accommodation facility or professional business. In a city that combines economic vibrancy, international tourism and quality of life, this proposal represents a high-yield investment with authentic charm. The project includes: Ground floor Two

commercial rooms with bathroom One two-room apartment First floor One three-room apartment One two-room apartment Second floor One two-room apartment One three-room apartment Features: Provision for air conditioning and heating system Fireplace Why buy it? #1 Strategic location in the center of Olbia #2 Approved project and great flexibility of use #3 High potential for profitability #4 Expanding market and strong tourist attractiveness #5 Enhancement of a historic property Maior Capital is the Real Estate Group of reference for the purchase and sale of properties in Sardinia, offering the widest selection of luxury properties, charming homes and nature in one collection. Our team of real estate experts offers a tailored and impeccable service, thanks to their deep knowledge of the Sardinian territory and proven professionalism. As the exclusive member for Sardinia of leading global networks such as Luxury Portfolio International, Leading Real Estate, Mayfair and Italian Network Realty, we guarantee a high-level brokerage experience and maximum satisfaction for every client.

 **497000 m²**
AREA

 **5**
ROOMS

 **7**
BATHROOMS

 **€ 690.000**

FEATURES



WIDE SPACES



COMFORTABLE TO THE SERVICES



MORE THAN 5 ROOMS



EXCLUSIVE POSITION



SEPARABLE



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CONTACTS

Book a visit

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