

Urban Residential Development - Mixed Use



Olbia, Costa Smeralda, Sardinia





Economic & Urban Context



4,500/m² for upscale apartments



+60,000 residents



1.2M visitors/year



Free Economic Zone:
Investor & business tax benefits



New railway link to Olbia Airport



Super Yacht Marina U/C



International school opening
09/25



Cycle route from coast to
Olbia



Airport via the historic
centre

Why Invest in Olbia?

Olbia is at the center of a rapidly rising Gallura: a new rail link to the airport, a free economic zone, a super yacht marina, and an international school boost infrastructure and appeal. With housing demand surging and supply scarce, launching a project now in the city center secures a competitive edge in Olbia's booming real estate market.

Investment Urgency

Confirming its international profile, Olbia offers world-class amenities, cultural events, and sustainable development. Housing demand is growing faster than anywhere else in Italy and today's residential developers become the architects of Gallura's future. Invest now to shape the region's next chapter!

Property Information



3.000 m² living space.



Two 4-Story buildings
Residential apartments



Panoramic penthouse
Balconies & roof deck



Integrated guesthouse



Ground-floor office unit
Private car garage



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Property Highlights

This development project is situated in Olbia's calm central district San Simplicio, nearby the city park Fausto Noce and in walking distance from the historic center offering access to all kind of services. It can be developed in contemporary architectural design with open concept living areas, roof deck, office unit and an integrated 5 room Boutique Guesthouse.

Price On Request

The property features a three-story building slated for renovation and expansion with a penthouse, plus an adjacent plot with approved permits for a four-story development. Investors can rely on a local partner backed by a multilingual, results-driven team. Contact us to schedule a virtual consultation or an on-site visit.

PERSONAL CONTACT

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Richard ter Borch is a luxury real estate expert, specializing in exclusive properties in prime locations such as Miami and Lugano. With outstanding service and in-depth expertise, he supports discerning clients in buying, selling, or investing in premium real estate.



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