Panoramic Villa at Sole Ruju

Sardinia’s Northeast Coast – Olbia

Immersed in the verdant tranquility of the Gallura countryside. A rare opportunity for privacy and charm.





PRICE	INTERIOR SIZE	ESTATE PLOT	ENERGY CLASS	STATUS
780,000 €	330 sqm	5,000 sqm	C (Built 2006)	Turn-key

Turn-key luxury: The property is offered fully furnished and ready for immediate habitation.

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Outdoor living and absolute privacy

Designed for the Mediterranean climate, the property features a large livable terrace and a mature, private garden. The elevated position guarantees absolute privacy and tranquility, allowing you to enjoy the beauty of the surrounding nature without sacrificing proximity to Olbia's main services.

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A warm and refined atmosphere

The heart of the home is a bright, meticulously maintained living area. High-end finishes and a traditional stone fireplace create an inviting space, ideal for relaxing moments during the cooler seasons.

Fully Furnished & Turn-Key

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Designed for family and friends

A separate, generously proportioned rustic kitchen serves as the culinary center of the villa. With ample space for a large dining table and authentic regional detailing, it is perfectly suited for hosting authentic Sardinian dinners and large gatherings.

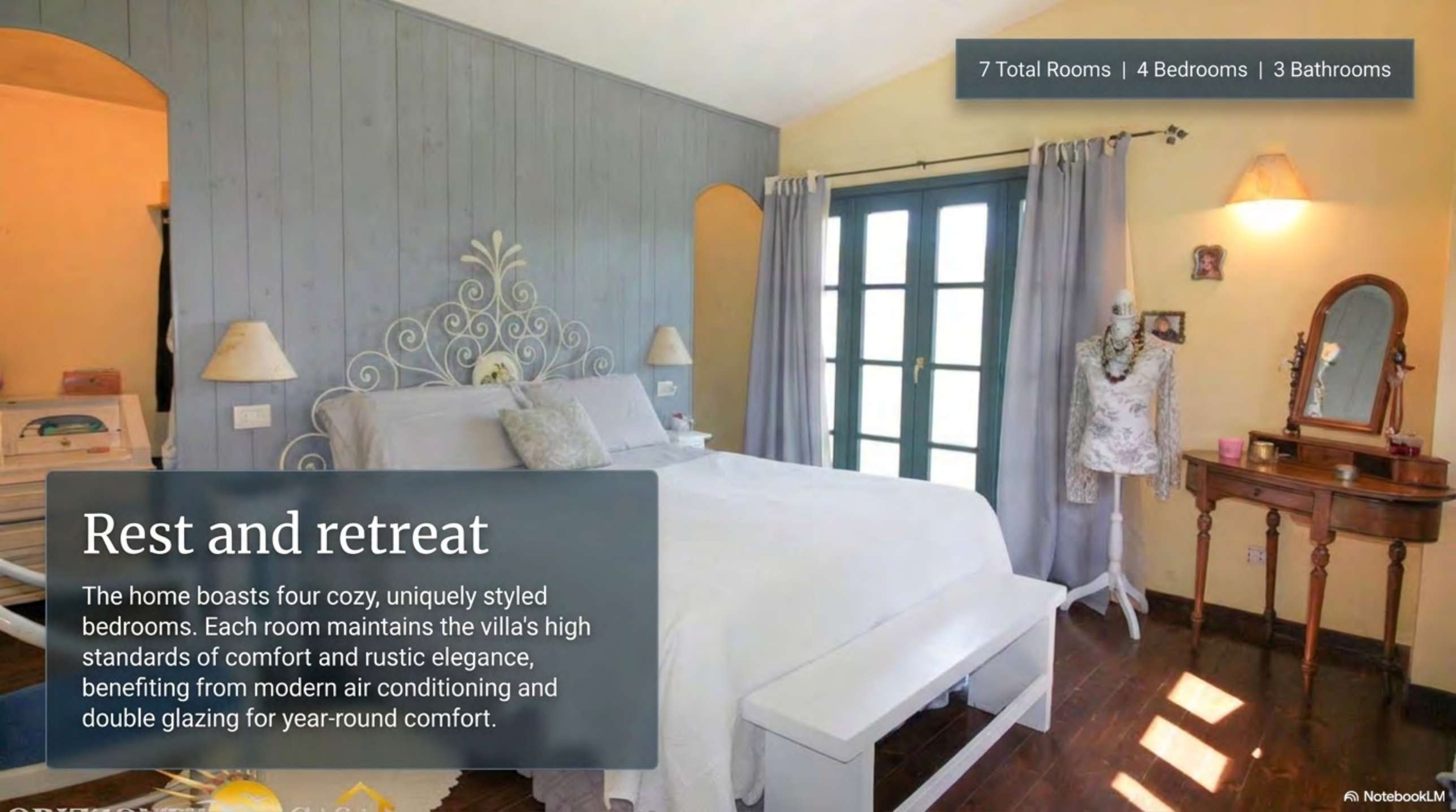
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Expansive living and leisure

The villa's intelligent layout includes a comprehensive double cellar. This vast lower level houses a dedicated, large hobby and entertainment room, providing distinct, separated zones for relaxation and play.



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7 Total Rooms | 4 Bedrooms | 3 Bathrooms
Rest and retreat
The home boasts four cozy, uniquely styled bedrooms. Each room maintains the villa's high standards of comfort and rustic elegance, benefiting from modern air conditioning and double glazing for year-round comfort.
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Welcoming guest accommodations

With ample sleeping quarters, the villa effortlessly accommodates family and friends. Every space is sold fully furnished, ensuring the transition into your new Sardinian home is seamless and stress-free.

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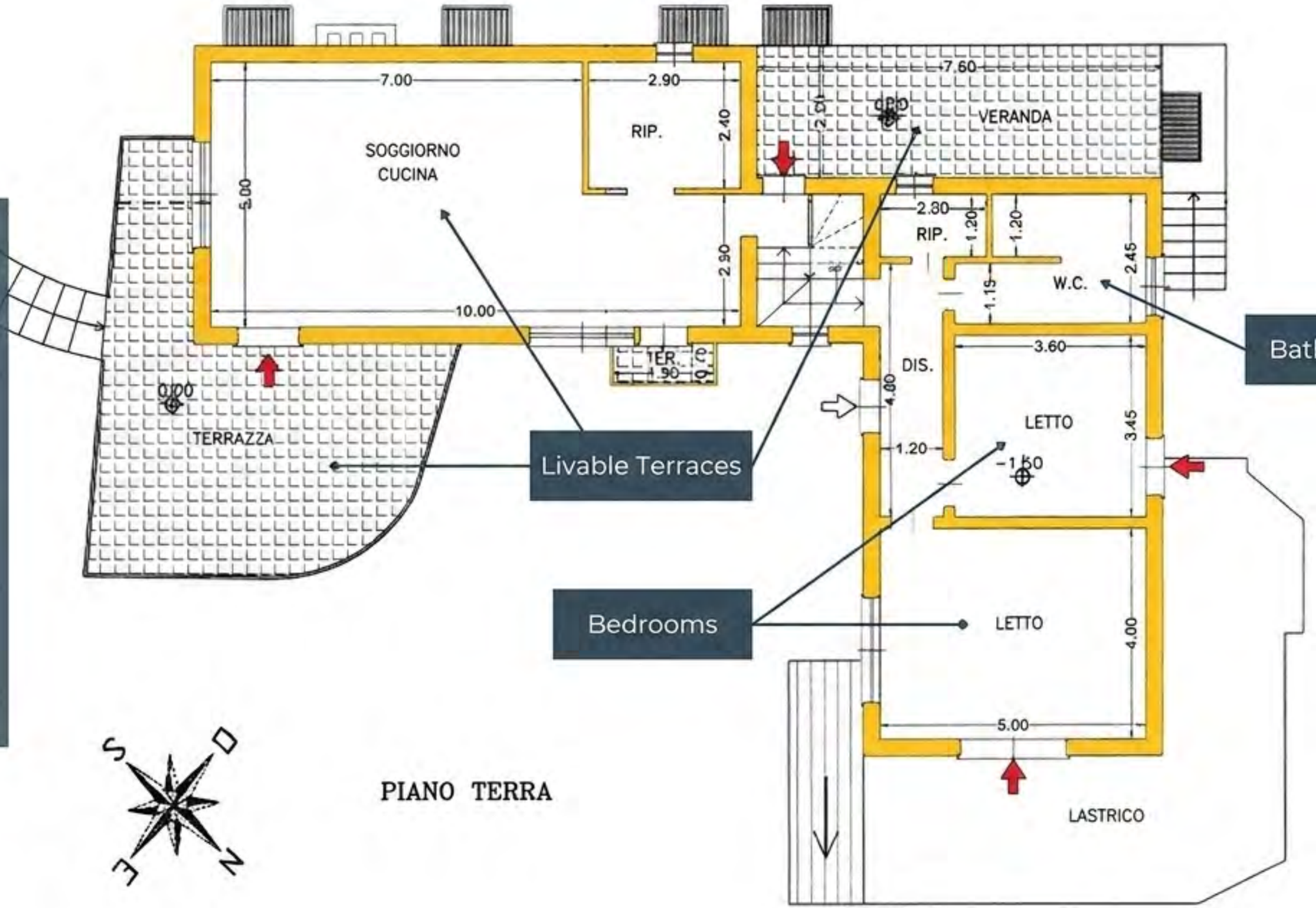
Refined modern comforts

The property includes three well-appointed bathrooms. Traditional design motifs are balanced with highly functional, modern fixtures to ensure maximum daily comfort.

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Ground Floor Layout

The primary living level seamlessly connects the social spaces to the expansive outdoor terraces and main sleeping quarters.

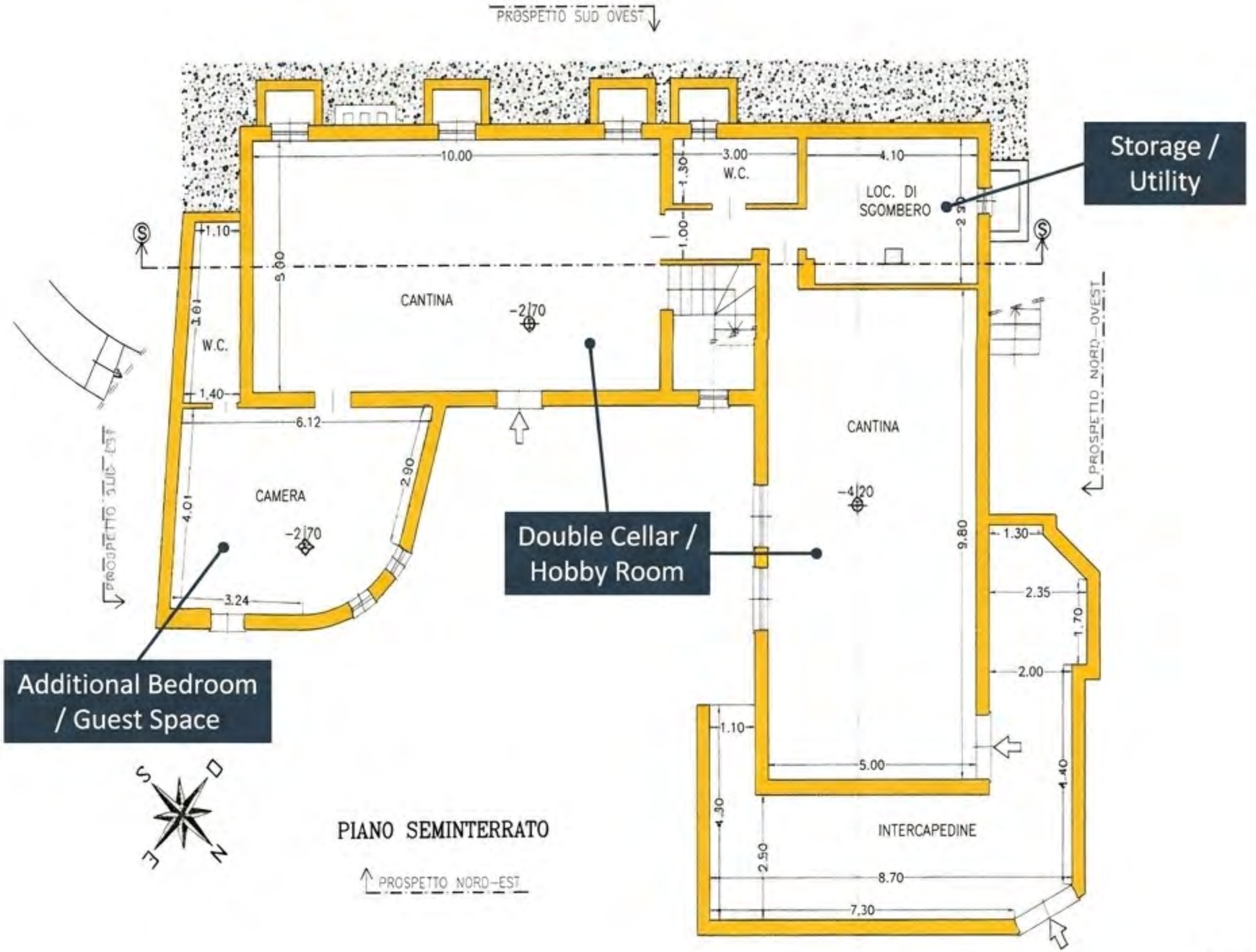


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Lower Level Layout

The expansive semi-basement footprint offers highly versatile space, housing the entertainment areas, secondary kitchen facilities, and extensive utility storage.



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Historic charm, modern engineering

Sustainability & Efficiency	Comfort & Security
Energy Class C rating	Comprehensive Air Conditioning
Recent Photovoltaic (PV) system installed	Double glazing on all windows
Dedicated Solar Panels	Electric automated entrance gate
High-efficiency Heat Pump heating system	Integrated outdoor lighting systems
Private natural Well	High-speed Internet ready

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