

## APTMENTS IN PALAU, SARDEGNA

195 000 € — 244 000 €

<b>Lot №:</b>	1439-2001	<b>Type:</b>	Sale - Apartments
<b>Location:</b>	Italy - Sardegna - Costa Smeralda	<b>Area:</b>	80 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Very well	<b>Sleeps:</b>	6
<b>Balconies:</b>	1	<b>Terraces:</b>	1
<b>Floor:</b>	1	<b>Number of floors:</b>	2
<b>Heating:</b>	Autonomous heating	<b>Energy class:</b>	D
<b>Distance to sea:</b>	350 m	<b>Distance to airport:</b>	40 km

### Property features:

Balcony	Swimming pool	Appliances	Internet
Air conditioning	Concierge	Furnishings	Park
Parking	Signaling	Satellite TV	Terrace

### Description:

At one of the most famous and sought-after resorts of the island, modern apartments are offered in an elegant condominium with a pool and excellent location. The complex is located within the city, just 350 meters from the leading beach of **Palau** (La Shumara), 650 meters from the resort center and the yacht club.

The apartment consists of a spacious living room with a separate kitchen area, two matrimonial bedrooms, two large bathrooms, an ironing / storage room. The average living area is 80 sqm. Ground floor apartments offer a terrace of 16 sqm and private gardens from 40 to 200 sqm, and apartments on the second floor - balconies of 16 sqm. The condominium has a swimming pool with a solarium. Closed area, top-quality finishing materials (natural granite, handmade forged fences), the possibility of an underground garage. The nearest restaurant is 350 m, the tennis club is 50 m, the nearest supermarket is 500 m.

With 6 beds, a swimming pool, real walking distance to the sea and an excellent sandy beach, as well as the entire tourist infrastructure, these apartments are ideal for working on the resort rental market in summer. In addition, due to the proximity to the school complex of Palau, if the purpose of the purchase is purely investment and you do not plan to use the property for yourself in the low season, from October to the end of May, these objects are successfully leased to the teaching staff, providing year-round profitability.

The picturesque and charming resort of Palau is impressively located on the northeastern coast of Sardinia in the heart of the province of Olbia-Tempio in the immediate vicinity of the most famous Emerald Coast of the Costa Smeralda.

**Palau** is a lively resort with a developed tourist infrastructure. In the many restaurants and pizzerias, you can enjoy Sardinian and Italian cuisine, and then continue a pleasant evening in one of our wine bars and cafes with music. At the disposal of travelers are several supermarkets, gyms, a large playground, grocery stores and souvenir shops. Boat trips from the tourist port of Palau to the protected islands of Caprera and Sparji, and the ferry service connects the large island with La

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There are four beaches in Palau itself, and within 10 minutes by car their choice is huge, including the famous Porto Pollo beach - the leading destination for lovers of windsurfing, kite and yachting in Italy. This, of course, is the most beautiful and interesting section of the Sardinian coast, just 40 minutes from the international airport of Olbia and the ferry terminal.







