



\$343,905

APARTMENT FOR LONG TERM RENT IN 09045 QUARTU SANT'ELENA, METROPOLITAN CITY OF CAGLIARI, ITALY USD 343,905

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Value-Add Investment Opportunity - Divisible Apartment Near Poetto Beach (Sardinia) Large residential apartment with subdivision potential, located in the Musicisti district of Quartu Sant'Elena, a well-served area in the Cagliari metropolitan region, just a few minutes from Poetto Beach, one of the most popular coastal destinations in southern Sardinia. The property is situated on the first floor of a building with elevator, benefits from triple exposure, and includes three balconies. Total net surface: 136.70 m² Internal net surface: 121.34 m² Balconies: 15.36 m² Ceiling height: 2.85 m The current layout already allows a functional division into two independent residential units:

- 3 beds
- 2 baths
- Apartment
- Long Term Rent, Sale, Short Term Rent
- 147 m²



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Property Information

Date added: Added 1 year ago

Status: Long Term Rent, Sale, Short Term Rent

Bedrooms: 3 beds

Total rooms: 5

Floor level: 1

Living Area, m²: 137 m²

Year Built: 40 Year Old

Listing Managed by: Owner

Type: Apartment

Availability: Available Now

Bathrooms: 2 baths

Floors: 1 floor

Terrace, m²: 15 m²

Area: 147 m²

Year remodeled: 2026

Amenities & Features

Features: Balcony, Elevator, Panoramic View

Building Details

Heating features:
Lot of

Building Details: Value-Add Investment Opportunity – Divisible Apartment Near Poetto Beach (Sardinia) Large residential apartment with subdivision potential, located in the Musicisti district of Quartu Sant’Elena, a well-served area in the Cagliari metropolitan region, just a few minutes from Poetto Beach, one of the most popular coastal destinations in southern Sardinia. The property is situated on the first floor of a building with elevator, benefits from triple exposure, and includes three balconies. Total net surface: 136.70 m² Internal net surface: 121.34 m² Balconies: 15.36 m² Ceiling height: 2.85 m The current layout already allows a functional division into two independent residential units: Unit A (approx. 47 m²) 1-bedroom apartment with living room/kitchen, bedroom, bathroom and balcony. Unit B (approx. 89 m²) 2-bedroom apartment with large living area, bathroom, storage rooms and two balconies. The apartment has been partially renovated and requires limited finishing works. Several materials (sanitary fixtures, faucets and bathroom furniture) are already available on site. Investment Potential With a relatively small additional investment, the property can be finalized into two separate apartments, enabling multiple strategies: • resale as two units • long-term rental • short-term/tourist rental near Poetto Beach Key highlights value-add opportunity subdivision potential strong rental demand area minutes from Poetto Beach and Cagliari



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Neighborhood

Nearby School: Yes

Shopping: Yes

Public Transport: Yes

Business District: Yes

Expenses

Annual Expenses USD: 700

Monthly Expenses USD: 0 - 250

Taxes

Annual Taxes: 1200



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