

Waterfront Villa For Sale Italy, Sardinia, Porto Rotondo

60,000,000 €

QUICK SPEC

Year of Construction	
Bedrooms	8
Half Bathrooms	
Full Bathrooms	8
Interior Surface approx	449 m2 - 4,843 Sq.Ft.
Exterior Surface approx	11,100 m2 - 119,479 Sq.Ft.
Parking	3 Cars
Property Type	Estate

TECHNICAL SPECIFICATIONS

Located A sophisticated and exclusive villa on the sea just a few minutes from Porto Rotondo, a true pearl set in the lush Mediterranean vegetation of Costa Smeralda.

Exceptional witness of an architectural philosophy based on respect for the natural environment, protected by a magnificent 11,000 m² garden with private access to the sea: a well-kept lawn, which almost plunges into the water, in which bloom lush the typical essences of the Mediterranean maquis. The villa develops around the large living area, characterized by a particularly appealing design, consisting of large and bright living room, dining area and independent kitchen. The center housing leads to the 8 elegant bedrooms, all with sea views, ensuite bathroom and directly overlooking the beautiful park. The outdoor coexist and complete the interior spaces of the villa. The large terrace offers extraordinary panoramic views, ranging from the Gulf of Cugnana up to the Nibani Islands, and from the garden you have direct access to a private beach of fine white sand. The outdoor kitchen and the large dining area are perfect for pleasant outdoor convivial moments with family and friends. Spacious and comfortable furnished verandas offer relaxing tranquility and rest breaks in the mild climate of Sardinia, while the big heated swimming pool, surrounded by a large sunbathing area, guarantees the beneficial effects of a refreshing dip at any time of the year.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 8

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 8

- Full Bathrooms -
- Half Bathrooms -

OTHER ROOMS

- Large Living Area
- Large Living Room
- Dinning Area
- Kitchen

INTERIOR FEATURES

- Architectural Philosophy Based On Respect For The Natural Environment
- Spacious And Comfortable Furnished Verandas

EXTERIOR AND LOT FEATURES

- Large Garden Extraordinary Panoramic Views, Ranging From The Gulf Of Cugnana Up To The Nibani Islands,
- The Garden You Have Direct Access To A Private Beach Of Fine White Sand.
- Private Access To The Sea
- A Well-Kept Lawn, Which Almost Plunges Into The Water,
- Beautiful Park In Which Bloom Lush The Typical Essences Of The Mediterranean Maquis

HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Central Heating

POOL AND SPA

- Heated Swimming Pool
- Sauna And Hammam

LAND INFO

- Lot Size: 11,100 m2 - 119,479 Sq.Ft

GARAGE AND PARKING

- Garage Spaces: 3 Cars
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : 449 m2 - 4,843 Sq.Ft..
- Year Built:
- Location : TBA
- Topography : Waterfront
- Levels or Stories: 2
- Structure Type: Villa
- House Style: Mediterranean
- Furnishing : Furnished

SCHOOL INFORMATION

Education in Italy is Compulsory from 6 to 16 years of age, and is divided into five stages.

- International School - Olbia Costa Smeralda
- Asilo Scuola dell'Infanzia Piccola Accademia
- Scuola Elementare
- Primo Circolo Didattico
- Scuola Media Abbiadori Porto Cervo

AMENITIES AND COMMUNITY FEATURES

- In Italy, there are no restrictions on foreigners buying property. You can purchase anything if your money is officially documented

OTHERS

- Waterfront
- Fireplace(S)
- Outdoor Pool
- Garage
- Secure Parking
- Beach
- Beachfront
- Pool(S)
- View
- Water View
- Waterfront
- Harbour Views
- Country Club / Clubhouse / Resort
- Marina
- Scenic View
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ABOUT THE AREA

Italy officially the Italian Republic is a European country consisting of a peninsula delimited by the Alps and surrounded by several islands. Italy is located in south-central Europe.

A unitary parliamentary republic with its capital in Rome, the country shares land borders with France, Switzerland, Austria, Slovenia, and the enclaved microstates of Vatican City and San Marino. Italy has a territorial exclave in Switzerland (Campione) and a maritime exclave in the Tunisian Sea (Lampedusa). With around 60 million inhabitants, Italy is the third-most populous member state of the European Union.

Sardinia is a large Italian island in the Mediterranean Sea. It has nearly 2,000km of coastline, sandy beaches and a mountainous interior crossed with hiking trails. Its rugged landscape is dotted with thousands of nuraghi – mysterious Bronze Age stone ruins shaped like beehives. One of the largest and oldest nuraghi is Su Nuraxi in Barumini, dating to 1500 B.C.

Porto Rotondo is a district in Olbia, a few kilometres from GolfoAranci, In the north east of Sardinia. with its typical steep streets, town square, the Church of San Lorenzo and the dock of the fishermen. A picturesque town suspended in time, a meeting place for many tourists who appreciate the discreet familiar charm and fabulous and characteristic views.

Magnificent beaches attract visitors from all over the world, and there is a marina that can accommodate any type of boat. You can wander through the lush Mediterranean brush and the prestigious luxury villas that adorn this area, destination of important businessmen, men of culture, people in fashion and international jet setters.