



# **Villa for Sale in Olbia Porto Rotondo Confidential Negotiation Ref. CBI096-996-130**



**250 sq.m | Bathrooms: 7 | Bedrooms: 6 | Rooms: 10**

**Luxury Villa in Porto Rotondo: A Private Paradise in the Heart of Gallura**

Nestled in the enchanting setting of Gallura, in the heart of Northern Sardinia, this extraordinary luxury villa represents the perfect opportunity to experience a unique holiday, in total privacy and comfort. Located just steps from Piazzetta San Marco, one of the most sought-after areas of Porto Rotondo, the villa combines a privileged position, absolute privacy and an elegant atmosphere, offering the utmost luxury in one of the most renowned locations on the Costa Smeralda.

**A Paradise of Privacy and Elegance**The villa is protected by scenic granite rocks and ancient centuries-old junipers, which make it a true refuge of privacy and tranquility. The private park surrounding the property is a true oasis of greenery, where flowers, Mediterranean plants and English lawns blend harmoniously to create a relaxing and refined environment. The magnificent bean-shaped swimming pool, with a panoramic position and attention to detail that enhances its beauty, is the central element of this villa, an ideal place to enjoy the sun, relax or take a dip in the crystal clear water, all with maximum privacy.

**A Unique Style, an Incomparable Location**The villa, designed with a unique architectural style, stands out for its high-level finishes and the discreet elegance of its spaces. With an enchanting view of the crystalline sea of Gallura, the property is the perfect refuge for those seeking comfort, luxury and privacy in an exclusive location. The position of the villa allows you to enjoy a breathtaking view of the Costa Smeralda, without sacrificing proximity to the main points of interest. The Piazzetta San Marco, with its luxury boutiques, renowned restaurants and characteristic bars can be reached in a few minutes, to experience the vibrant atmosphere of Porto Rotondo without sacrificing the tranquility and privacy of the villa.

**Porto Cervo**



Generous and Comfortable Spaces for Every NeedThe villa is spread over multiple levels and boasts a large, well-kept garden that extends around the property, creating a serene and welcoming atmosphere. The interiors are designed to offer large, well-distributed spaces, where every detail is studied for maximum comfort. The property includes 6 bedrooms, each with an en-suite bathroom, offering personalized spaces and a refined setting. Each room is unique and designed with high-quality materials, to ensure all guests have a pleasant and comfortable stay.

The rooms, all double, are ideal for welcoming both families and groups of friends, allowing each guest to enjoy the right amount of privacy without sacrificing elegance and comfort. The large windows throughout the villa ensure plenty of natural light and allow you to admire the sea view even from inside, creating a continuous dialogue between the interior spaces and the surrounding environment.

Easy Access to Porto Rotondo Beaches and ServicesOne of the most appreciable features of this villa is its strategic position: despite being located in a private residential area, it is possible to easily reach the splendid beaches of Porto Rotondo, just 15 minutes away on foot or with the convenient services of the Porto Rotondo consortium. This makes the villa the ideal place for those who want to enjoy the social life of the Costa Smeralda, without giving up the tranquility and privacy that an exclusive property like this can offer.

Comfort and Premium ServicesThe villa offers two reserved parking spaces to ensure guests maximum comfort, without parking worries. The slightly sloping terrain is well organized, with large outdoor spaces and a perfect balance between natural vegetation and living spaces, creating a perfect environment for relaxing, playing sports or enjoying moments of conviviality outdoors.

The Opportunity to Experience Luxury in the Costa SmeraldaIn short, this exclusive villa in Porto Rotondo represents a unique opportunity for those who want to live in the Costa Smeralda, one of the most sought-after destinations in the world, and enjoy unparalleled luxury, immersed in unspoiled nature, but just a few steps from the beating heart of the town. Perfect for those looking for a private residence, a quiet retreat, or simply for those who want to enjoy their holidays in one of the most prestigious and sought-after areas of the Mediterranean.

Contact us to find out how this villa can become your new exclusive home in the wonderful Gallura!

## Certification

**Energy Class:** G

## Property Informations

**Address:** Porto Rotondo Costa Smeralda

**Zip Code:** 7026

**Bedrooms:** 6

**Bathrooms:** 7

**Rooms:** 10

**Internal condition:** Excellent

---> **data\_operazione** <---: 0000-00-00

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**Floor:** Ground Floor

**Total floors:** 1

**Parking space:** Covered

**Date of construction:** 1980

**Current Status:** Available after the deed of sale

**Condominium costs:** € 400

**Balconies:** Present

**Terrace:** Present, 50 sq.m

**Garden:** Private, 800 sq.m

**Sea distance:** 800 meter

**Kitchen:** Present

**Garage:** for two cars







