Porto Cervo
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Villa for Sale in Olbia
Porto Rotondo
Confidential Negotiation
Ref. CBI096-996-204



650 sq.m | Bathrooms: 8 | Bedrooms: 13 | Rooms: 17

Exclusive Villa in Punta Volpe: A Private Paradise Between Nature, Sea and Luxury
Nestled in the splendid Punta Volpe, one of the most sought-after locations in Porto Rotondo, this spectacular villa represents a unique opportunity to experience the elegance and tranquility of the Costa Smeralda. Characterized by harmonious shapes and a privileged position, the property is surrounded by typical Mediterranean nature and offers a direct access to the sea, with a private beach and an exclusive pier that make this villa a true corner of paradise.
An Enviable Architecture: Harmony with NatureThe design of the villa was conceived to blend perfectly with the surrounding landscape. The natural stone cladding not only gives it a timeless elegance, but also makes the property seem almost an integrated part of the land that surrounds it. The large verandas and outdoor spaces enjoy a breathtaking sea view, a panorama that ranges from the crystalline waters of the Costa Smeralda to the picturesque natural details that make Punta Volpe one of the most exclusive and sought-after places.
Surrounded by a planted plot of land of approximately 7800 square meters, the villa guarantees maximum privacy and tranquility. A true refuge for those seeking intimacy and luxury without compromise. The private swimming pool, with a surface area of approximately 200 square meters, is the beating heart of this property: perfect for moments of relaxation and to fully enjoy the beauty of the landscape. Nestled between the rocks and surrounded by vegetation, the pool offers a feeling of totality immersed in nature.
Elegant and Functional Spaces: Perfect for Every NeedThe villa is on two levels, with large, bright and well-distributed spaces, currently divided into 4 independent units. This configuration allows you to enjoy maximum versatility, adapting to different needs, both for a

large family and for those who want to host friends or create a work and relaxation environment.
With 13 bedrooms and 8 bathrooms, the villa is perfect for hosting a large number of guests. Each space is designed to offer the best functionality and comfort, with large living rooms, spacious and well-separated lounges, and 3 fully equipped kitchens. The spaces are easily customizable and divisible, to allow the new owner to adapt them to their lifestyle and needs.
The verandas overlooking the sea offer the perfect place to enjoy an outdoor lunch, sunbathe or simply contemplate the view. The exclusive location and proximity to the sea make this villa an oasis of peace, just 2 minutes by car from the center of Porto Rotondo, with all the comforts and services that this renowned location can offer.
An Unmissable Opportunity: Living or Investing in the Costa SmeraldaThe villa is not only a magnificent residence to live in throughout the year or during the summer holidays, but also represents a unique investment opportunity. Its large size and the possibility of separating the units make it perfect to be partly lived in and partly rented out. With a demand for rentals constantly growing in the area, the villa can generate an excellent economic return if used for luxury rentals.
The strategic position, the direct access to the sea, the private pier and the total privacy make this villa ideal both for a permanent residence and as an investment property. Punta Volpe is one of the most sought after areas of Porto Rotondo, and is perfect for those who want to live in an exclusive environment and, at the same time, close to classy restaurants, luxury boutiques, exclusive clubs and all the attractions that the Costa Smeralda has to offer.
Your Corner of Paradise on the Costa SmeraldaDon't miss the opportunity to own an exclusive villa in one of the most sought-after areas in the world. Punta Volpe, with its breathtaking views, crystal-clear sea and the tranquility of the surrounding nature, is the ideal place to live or make a dream investment. Contact us for more information and to find out how this unique villa can become your next luxury residence on the Costa Smeralda.

Certification

Energy Class: G

Property Informations

Address: Punta Volpe	**Zip Code**: 7026
Bedrooms: 13	**Bathrooms**: 8
Rooms: 17	**Internal condition**: Excellent
---> a_reddito <---: 1	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 0000-00-00
Floor: Ground Floor	**Total floors**: 1
Parking space: Covered	**Current Status**: Available after the deed of sale
Terrace: Present	**Garden**: Private, 7.800 sq.m
Kitchen: Open kitchen	










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