Porto Cervo
Porto Cervo - 07021 Arzachena
Phone number (+39) 3517288628

Apartment for Sale in San Teodoro
Punta Aldìa
€ 2.000.000
Ref. CBI096-996-370



170 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 7

Exclusive Luxury Apartment with Sea View in Puntaldia, San Teodoro

We are pleased to offer for sale a prestigious apartment located in the heart of Puntaldia, one of the most sought-after locations in Northern Sardinia. This unique residence boasts breathtaking views of the **crystal-clear sea** and the charming marina, the beating heart of the area, framed by the lush greenery of the golf course and the renowned **Puntaldia piazzetta**, just steps away from the property.

Main Features

The property, spanning a total of 207 sqm commercial area, stands out for its elegance, spaciousness, and the flexibility of being divided into **two independent units**, ideal for ensuring versatility and privacy. The apartment includes:
• **4 bedrooms**
• **4 bathrooms** (including 2 service bathrooms)
• **Double living room** and **double fully equipped kitchen**
• **Outdoor spaces: two verandas** and **terrace** with stunning sea views.

The two units can be enjoyed as one grand residence or divided into:
• **Apartment P.10 (93 sqm commercial area)**: Covered terrace with wooden beams, a fireplace, and a beautiful sea view through an elegant arch.
• **Apartment P.11 (114 sqm commercial area)**: Covered terrace and a tower with a small terrace, perfect for enjoying panoramic views and the sea breeze.

A Luxurious Setting

The property is nestled within the exclusive Puntaldia Consortium, a place where luxury meets nature. Residents enjoy access to high-end services, including:
• **Marina** with moorings and nautical services
• **9-hole golf course**
• **Olympic swimming pool**, **tennis**, and **padel courts**
• **Gourmet restaurants**, shops, an amphitheater, and a game room
• Stunning beaches such as **La Cinta** and **Lu Impostu**.

A Rare Opportunity

This apartment, offered as a single unit and not by measurement, is the ideal choice for those seeking an exclusive residence or a premium investment. The privileged location, proximity to the sea and services, and the opportunity to enjoy spectacular views make this property a true gem in the real estate market.

Contact Us for More Information

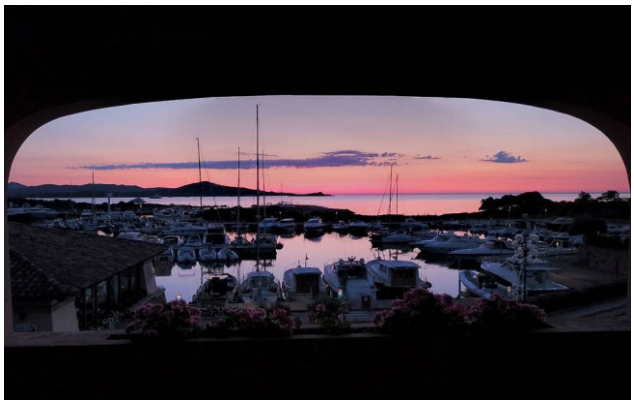
Don't miss the chance to experience the unique charm of Puntaldia. Contact us today for more information or to schedule a private viewing. Your dream home in Sardinia awaits!

Certification

Energy Class: E

Property Informations

Address: Puntaldia	**Zip Code**: 8020
Bedrooms: 4	**Bathrooms**: 4
Rooms: 7	**Internal condition**: Excellent
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Floor: 1	**Total floors**: 1
Parking space: Uncovered	**Date of construction**: 2000
Current Status: Available after the deed of sale	**Condominium costs**: € 350
Balconies: Present	**Terrace**: Present, 20 sq.m
Sea distance: 20 meter	**Kitchen**: Open kitchen

















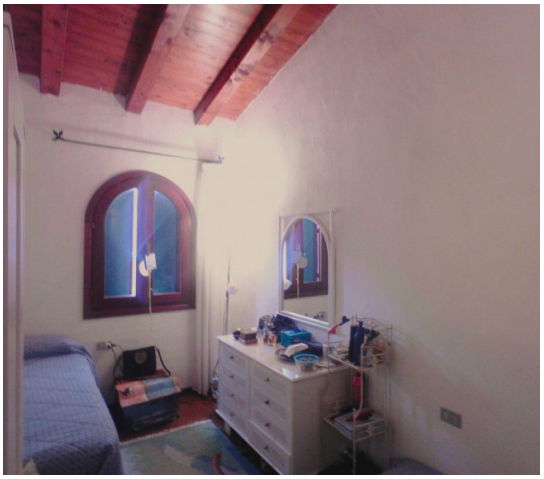
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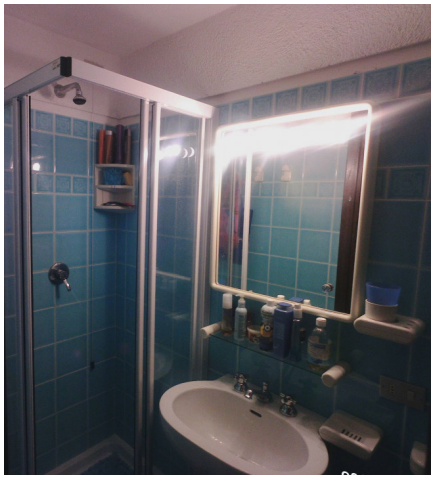
















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