



# Villa for Sale in Arzachena Porto Cervo Confidential Negotiation Ref. CBI096-2093-388



**165 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 4**

## **EXCLUSIVE LUXURY VILLA FOR SALE - BORGO SMERALDO, SARDINIA**

Nestled in one of Sardinia's most enchanting locations, surrounded by unspoiled nature and the scents of the Mediterranean, **Villa Ginepro** is an exclusive residence within the prestigious **Borgo Smeraldo**.

This magnificent villa, set in a lush Mediterranean garden, blends discreet luxury with ultimate comfort, offering an atmosphere of peace and sophistication. The property boasts an unparalleled view of **Liscia Ruja, Tavolara Island, and the picturesque village of San Pantaleo**, ensuring a unique and immersive living experience.

### **Villa Features**

- **Spacious and refined interiors** with high-end finishes
- **1 master suite** with independent entrance, walk-in closet, and private bathroom with Jacuzzi and shower
- **2 junior suites** with independent entrances, each with a private bathroom and Jacuzzi
- **Elegant and bright living area**
- **Fully equipped separate kitchen**
- **Guest bathroom**
- **Premium materials**, including terracotta floors and exquisite Orosei marble

#### **Porto Cervo**



## Outdoor Spaces & Amenities

- **Heated private pool**, nestled in a beautifully landscaped garden
- **Furnished terrace** with dining area
- **English-style lawn** with Mediterranean plants
- **Poolside lounge area** with chaise longues for ultimate relaxation
- **Complete privacy**, with spaces designed for total well-being

**A Haven of Luxury and Tradition** Inspired by the traditional architecture of Gallura's Stazzi, Villa Ginepro showcases **local stone, exposed wood, and natural materials**, seamlessly blending with the surrounding landscape. Every detail has been meticulously crafted to offer an exclusive living experience, with welcoming interiors and a sophisticated design that embodies the authentic spirit of Sardinia.

This property represents an **extraordinary investment opportunity**, ideal for those looking to own a prestigious residence in the renowned Costa Smeralda-secluded yet close to the most beautiful beaches and exclusive services in the area.

## Certification

**Energy Class:** G

## Property Informations

**Address:** Costa Smeralda

**Bedrooms:** 3

**Bathrooms:** 4

**Rooms:** 4

**Internal condition:** Excellent

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**Floor:** Ground Floor

**Parking space:** Uncovered

**Date of construction:** 2019

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

**Garden:** Private

**Sea distance:** 3.000 meter

**Kitchen:** Open kitchen



