



# **Villa for Sale in Arzachena Porto Cervo Confidential Negotiation Ref. CBI096-2093-389**



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

## **EXCLUSIVE LUXURY VILLA FOR SALE - VILLA FICHI D'INDIA, BORGO SMERALDO, SARDINIA**

Located in one of the most exclusive and panoramic areas of Sardinia, Villa Fichi d'India is a unique residence that combines discreet luxury with total comfort. Set within a Mediterranean garden, this villa represents a corner of paradise where untouched nature merges with elegant and refined design. The breathtaking views stretch over Liscia Ruja, the island of Tavolara, and the picturesque village of San Pantaleo, offering an unparalleled visual experience.

### **Villa Features**

- Elegant residence in traditional Sardinian style, with architecture inspired by the Stazzi, the island's traditional farmhouses
- Spacious and bright living area, with refined furnishings, chestnut wood ceilings, and direct access to the private garden
- Fully equipped modern kitchen with high-quality finishes and separate dining area
- 3 master suites (2 internal and 1 external), each with double walk-in closets and private bathrooms
- 3 bathrooms with shower and Jacuzzi, finished with exquisite Orosei marble
- Orosei marble, terracotta, and parquet flooring in the bedrooms, adding a touch of class and refinement

### **Porto Cervo**



- Main suite with oak flooring, whirlpool bathtub, and elegant vanity area, offering maximum comfort and privacy

### **Outdoors and Comfort**

- Private heated pool set within a natural garden featuring myrtle, juniper, and lentisk, creating an atmosphere of complete relaxation
- Large furnished terrace with a lounge area, dining table, and chairs, perfect for enjoying outdoor moments
- Poolside area with chaise longues and relaxation space to admire the stunning views
- English-style lawn and green spaces that seamlessly blend with the Mediterranean landscape

### **A Masterpiece of Elegance Between Tradition and Modernity**

Villa Fichi d'India represents a perfect fusion of traditional Sardinian architecture and modern design. The natural tones of materials such as oak and Orosei marble blend harmoniously with Mediterranean details, creating a cozy and sophisticated space. Every room has been designed to offer the highest level of comfort without compromising on elegance and privacy. This exclusive villa is a unique opportunity for those seeking a luxury residence in the most authentic and unspoiled Sardinia. Perfect as a private home or high-level investment, Villa Fichi d'India offers an unparalleled quality of life, just minutes from the island's most beautiful beaches and the exclusive services of the Costa Smeralda.

### **Certification**

**Energy Class:** Not applicable

### **Property Informations**

**Address:** Costa Smeralda

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 4

**Internal condition:** Excellent

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

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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



