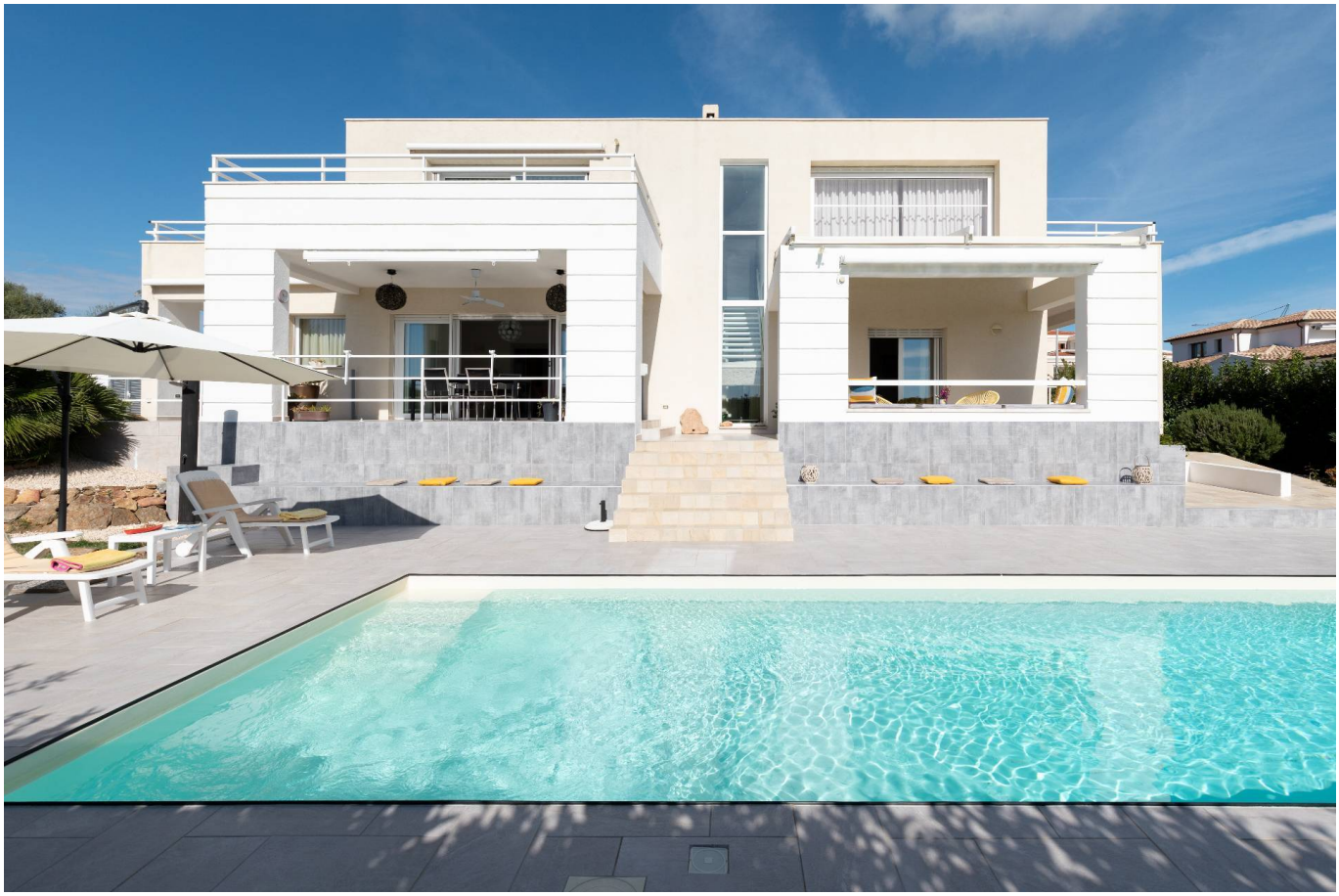
# Villa for Sale in Budoni
# PAESE
# € 1.750.000
## Ref. CBI096-996-423



### 400 sq.m | Bathrooms: 7 | Bedrooms: 5 | Rooms: 13

**Villa FABILU – Luxury Villa with Sea View and Heated Indoor & Outdoor Pools – Budoni Center**
In the heart of **Budoni**, one of the most **exclusive and residential areas** of the town, stands **Villa FABILU**, a newly built **luxury residence with sea view**, featuring high-end finishes and the most advanced technologies for comfort, energy efficiency, and security.

The property stands out for its **contemporary architectural elegance**, **energy class A certification**, and a truly privileged location: set in a peaceful and prestigious residential area yet just a short walk from Budoni's vibrant town center, and approximately **1,500 meters from the renowned white sandy beaches**, among the most beautiful on the north-eastern coast of **Sardinia**.

With a **living area of about 350 sqm**, and **over 400 sqm in total** including extensive **verandas and covered terraces (over 200 sqm)**, surrounded by a **private garden of about 600 sqm**, this exceptional residence is arranged over **three levels**, designed to provide maximum comfort and elegance throughout the year.

**Ground Floor – Elegance and seamless indoor-outdoor living with sea view**

The entrance opens into a **large open-plan living area**, where floor-to-ceiling glass walls create a refined visual connection with the sea and the landscaped garden.

The **living area** features a stylish lounge, a **fully equipped designer kitchen**, and a bedroom with a private bathroom and direct access to the garden.
Spacious **verandas and covered terraces** overlook the **heated outdoor swimming pool**, the focal point of the property and a natural extension of the living space.

Every detail reflects top-quality craftsmanship: stone-effect porcelain floors, high-performance windows, home automation system, and integrated architectural lighting.

**First Floor – Night area with panoramic sea view**
Upstairs, the **master suite** offers a large bedroom with **two en-suite bathrooms** and private relaxation areas.
Another bedroom with its own bathroom opens onto a **panoramic veranda with stunning sea views**, ideal for enjoying the Sardinian sunsets in total privacy.

The refined design, soft tones, and natural light create an atmosphere of elegant serenity and understated luxury.

**Lower Level – Wellness, comfort, and independent spaces**
The lower floor is dedicated to **wellness and functionality**.
It includes **two spacious rooms, each with its own private bathroom**, perfect for guests or as independent suites, along with storage rooms, hallways, a large fully equipped laundry, and technical rooms.
The highlight of this level is a **private wellness area** with a **heated indoor swimming pool**, designed for year-round relaxation and leisure.

**Outdoor spaces and location**
Surrounded by a **beautifully landscaped 600 sqm garden**, the villa features sunbathing areas, green zones, and a **heated outdoor pool** harmoniously integrated with the modern architecture.
An **automatic irrigation system**, a **10,000-liter water reserve**, and **solar panels for hot water** ensure efficiency and sustainability.

Located in one of Budoni's **most prestigious and quiet residential neighborhoods**, **Villa FABILU** allows you to reach all main services on foot — restaurants, boutiques, pharmacy, supermarkets — while preserving total privacy and tranquility.

Just **20 minutes from Olbia**, with its international airport and port, the villa enjoys easy access to the **Costa Smeralda**, **San Teodoro**, and all the most stunning beaches of Northern Sardinia, making it ideal as a **primary residence**, a **luxury holiday home**, or a **high-value real estate investment**.

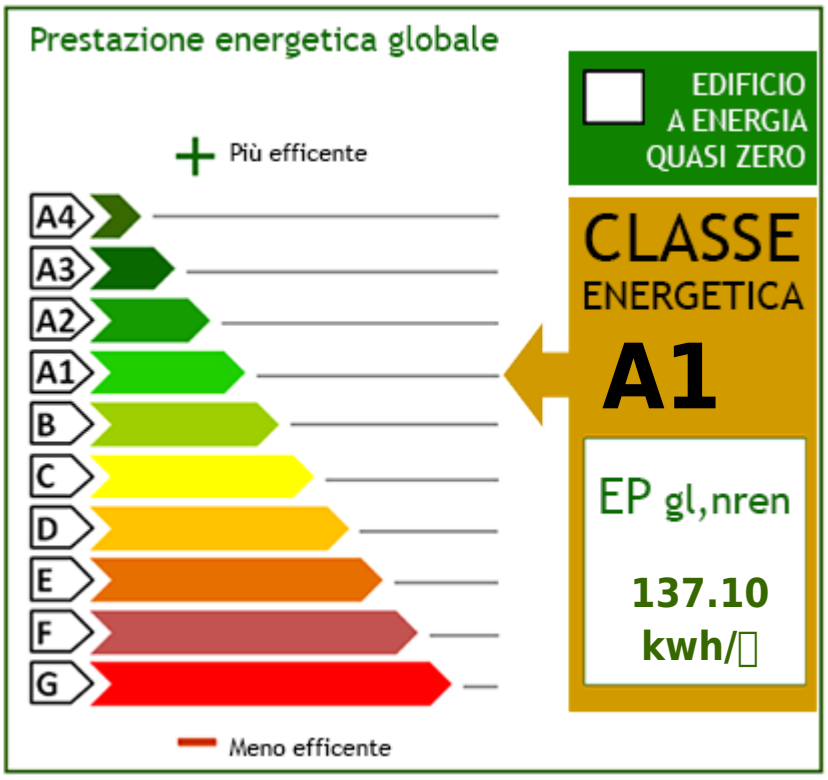
**Key features**

- **Energy Class A**
- Approx. **350 sqm of interiors**, over **400 sqm total**
- **5 bedrooms, 7 bathrooms**
- **Heated outdoor and indoor swimming pools**
- Large living room, dining area, and fully equipped kitchen
- Panoramic verandas and terraces with **sea view**
- Two independent guest rooms with private bathrooms
- Utility rooms, laundry, storage, and garage
- **Alarm system**, **automatic irrigation**, **10,000-liter water tank**, **solar panels** for hot water
- Central and prestigious residential location
- Only **1.5 km from the beach** and **20 minutes from Olbia**

## Property Informations

| | |
|---|---|
| **Address**: Budoni centro | **Zip Code**: 8020 |
| **Bedrooms**: 5 | **Bathrooms**: 7 |

| | |
|---|---|
| **Rooms**: 13 | **Internal condition**: Excellent |
| **---> data_operazione <---**: 0000-00-00 | **---> esclusiva <---**: 1 |
| : 1797.27 | : 0000-00-00 |
| **Floor**: Ground Floor | **Total floors**: 3 |
| **Parking space**: Uncovered | **Lift**: Yes |
| **Date of construction**: 2018 | **Current Status**: Available after the deed of sale |
| **Balconies**: Present | **Terrace**: Present, 221 sq.m |
| **Garden**: Private, 637 sq.m | **Sea distance**: 1.500 meter |
| **Kitchen**: Eat-in kitchen | **Garage**: for one car |



















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