



Villa for Sale in Golfo Aranci

Golfo di Marinella

€ 3.000.000

Ref. CBI096-996-430



250 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 10

The Home You Can't Replicate: Seafront Villa with Private Beach Access - Marinella | Pedra Concada

There are beautiful homes. And then there are irreplaceable ones.

When a property sits directly on the sea, with private access to the beach through its own land, you are not simply considering a purchase.

You are deciding whether you want to own something that only a handful of people will ever have.

In over thirty years in the real estate market, I've learned to recognize the properties that don't stay available for long. This is one of them.

Imagine waking up, stepping onto your covered sea-view veranda, and hearing the real sound of the waves - not a distant echo, but your daily soundtrack. The living area flows seamlessly into the spacious covered veranda, creating continuity between indoors and outdoors, light and air moving naturally through the space. The kitchen is fully habitable, designed for those who truly live their home - slow breakfasts, long summer dinners, friends lingering long after sunset.

This end-unit villa offers privacy without isolation. Three bedrooms, each with its own bathroom, are refined, welcoming, and perfectly

Porto Cervo



suited to host family and guests with the level of comfort expected in a property of this caliber.

And then, the exterior takes everything to another level.

Private swimming pool.

Sea-view spa area with hydromassage.

Dedicated gym.

Patio, veranda, and pergola designed for lunches and dinners that begin at sunset and end under the stars.

But the true differentiator is the direct beach access through privately owned land. No roads to cross. No shared paths. You step out of your home and you are on the sand. In Sardinia, this is a privilege. In Marinella - Pedra Concada, it is a rarity.

The property also includes an independent guest annex with two rooms and a bathroom - ideal for visitors, staff, or as a private workspace or retreat area.

□ **The Location: Marinella - Pedra Concada**

Those who truly understand this market know this is one of the most strategic and intelligent areas along the northeast coast of Sardinia.

You are just minutes from the Marina di Marinella tourist port, perfect for boat owners - your home naturally extends to the sea.

Within 15 minutes you reach Porto Rotondo.

Within 20-25 minutes you are in the heart of the Costa Smeralda, including Porto Cervo, Cala di Volpe, and the prestigious Capo da Golf area.

Olbia Costa Smeralda International Airport is only about 15 minutes away, offering year-round connections to major Italian and European cities.

It is the perfect balance: close enough to the most exclusive destinations, yet private and authentic enough to maintain tranquility.

□ **What It Means to Live Here**

- Starting every day with the sea in front of you.
- Owning a property that genuinely improves your quality of life.
- Entertaining in style without sacrificing privacy.
- Securing a real asset that holds long-term value.

Seafront properties in Sardinia are finite. New frontline developments cannot be created. Private beach access cannot simply be built. What exists today is limited - and owners rarely sell.

□ **A Powerful Investment Opportunity**

Frontline villas with private pools, spa facilities, and direct beach access are among the most requested properties in the international luxury rental market. Proximity to the marina and Costa Smeralda expands the target audience to yacht owners, international high-net-worth clients, and families seeking exclusivity.

This is a home to be lived fully - and, if desired, a property capable of generating significant seasonal returns.

Why This Is a Genuine Opportunity

Not simply because of price.

But because of the combination that cannot be replicated:

Frontline sea position + private beach access + spa + gym + guest annex + nearby marina + 15 minutes to the international airport.

In my experience, properties like this attract serious interest quickly - often before full marketing exposure even begins.

If you are looking for an ordinary villa, this is not it.

If you are looking for something that will be even rarer five years from now, we should speak.

□ Contact me now to receive confidential details, floor plans, and financial information.

Viewings are arranged exclusively by qualified appointment.



Seafront homes do not wait.
And neither do real opportunities.

Certification

Energy Class: E

Property Informations

Address: Porto Rotondo Marinella, Snc

Zip Code: 7020

Bedrooms: 5

Bathrooms: 4

Rooms: 10

Internal condition: Excellent

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Floor: Ground Floor

Total floors: 2

Parking space: Covered

Date of construction: 1980

Current Status: Available after the deed of sale

Condominium costs: € 850

Balconies: Present

Terrace: Present

Garden: Private, 2.700 sq.m

Sea distance: 20 meter

Kitchen: Eat-in kitchen







