Villa for Sale in Arzachena
Baja Sardinia
€ 1.200.000
Ref. CBI096-996-433



214 sq.m | Rooms: 7

Baia Sardinia: the stone house steps from the sea that you will never find again
Stop scrolling for a moment.
Not because this is just another listing - but because this is not just another house. Anyone who knows Baia Sardinia understands exactly what it means to find, just a few minutes' walk from the beach and the village centre, a property with this history, this soul, and this position. In thirty years of working the Costa Smeralda property market, I can count on one hand the times I have come across something quite like this.
A house that tells a story - and waits for the person who will complete it
Step through the wrought iron gate framed by local stone - that warm, pale, ancient granite - and you will understand immediately that you are not walking into one of the many holiday villas built for the tourist market. You are walking into a real house, built to last, lived in with care, with a character that no modern renovation could ever replicate from scratch.
The property requires a full renovation - and for anyone who knows how to read this market, that is not a drawback: it is precisely the reason why this represents one of the most concrete opportunities available today on the Costa Smeralda. Acquiring a structure of this solidity, in this location, at this price, and bringing it up to the standard it deserves means taking ownership of a first-class property asset whose final value will significantly exceed the total investment. Those who have made this calculation in the area over recent years have been proved right.
Three levels of potential

On the ground floor the sleeping area is quiet and sheltered: four bedrooms distributed across the levels of the house, with that structural skeleton in local stone that is the first thing any experienced architect looks at when stepping into a restoration project. The granite walls, the ceilings, the staircase - everything that truly costs in a renovation is already there, intact, solid, and authentic. What is needed is vision and the willingness to bring it to the level this location deserves.
Climb the granite staircase to the main living floor. The sitting room opens onto the terrace, and from there the sea is present, real, undeniable. The turquoise of Baia Sardinia - that shade that first-time visitors can barely believe is real. Picture that terrace rebuilt with contemporary materials, the right glazing, the right lighting: it becomes the heart of the house, the gravitational centre around which every summer revolves.
The taverna on the third level - habitable, independent, with its own direct access - is a space that in the renovation can become a self-contained guest apartment, a study, or a separate relaxation area. In terms of rental income, having an independent additional volume in a property in Baia Sardinia means managing the house with a flexibility that very few properties in the area can offer.
The mature garden, with its Mediterranean vegetation grown over decades - palms, magnolias, aromatic plants - is a green heritage that would take decades to recreate from nothing. In a new build, you simply cannot buy it at any price.
Baia Sardinia: the right place at the right time
Baia Sardinia is not Porto Cervo, and that is precisely its strength. This is the real Costa Smeralda - where you walk to the beach, where the harbour restaurants are reachable on foot, where summer still has a human pace. The beach is a few minutes' walk away. The village centre with its shops, bars and restaurants requires no car. The most celebrated beaches of the Costa - Capriccioli, Romazzino, Liscia Ruja - are fifteen minutes away.
The market for quality rentals in Baia Sardinia has a demand that structurally exceeds available supply. A renovated property of this size, with this history and this position, commands weekly rental rates among the highest on the entire Costa Smeralda. Those who buy today, renovate thoughtfully and rent even partially, recover a significant portion of their investment within just a few years.
Renovating here means building real value
Buying a property to renovate on the Costa Smeralda in 2025 means something specific: it means entering the market at a price that finished homes - those already renovated, already polished, already sold as a ready product - no longer allow. It means having complete control over materials, finishes, layout and comfort. It means putting your own signature on every choice, rather than adapting to someone else's taste.
And above all, in an area where new construction is virtually impossible due to long-established planning constraints, it means that what you buy today cannot be replicated tomorrow. Original stone houses in the centre of Baia Sardinia, with this floor area and this history, do not come back to the market every year.
This house is waiting for the right person
Not someone looking for a key to turn and a suitcase to unpack. Those looking for that will find finished products elsewhere, at corresponding prices.
This house is waiting for someone with the vision to see what it will become - not only what it is right now. Someone who understands that a well-managed restoration in this location is one of the most intelligent investments available in Sardinia today. Someone who wants to leave their mark, create something entirely their own, in one of the most beautiful places in the Mediterranean.
If you are still reading, you are probably that person.
Get in touch now. I will respond personally, tell you everything, and arrange a visit with no obligation. Opportunities like this come once - and then someone else recognises them before you do.

Certification

Energy Class: G

Property Informations

Address: Baia Sardinia VIA DEI PINI, SNC	**Zip Code**: 7020
Rooms: 7	**Internal condition**: To be renovated
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 1482.23	: 0000-00-00
Date of construction: 1990	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present, 30 sq.m
Garden: Private, 80 sq.m	**Sea distance**: 200 meter
Kitchen: Eat-in kitchen	

















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