



# **Villa for Sale in Arzachena**

## **Porto Cervo - Marina**

### **€ 13.000.000**

### **Ref. CBI096-996-462**



**500 sq.m | Bathrooms: 7 | Bedrooms: 6 | Rooms: 8**

#### **REPRESENTATIVE VILLA IN PORTO CERVO MARINA: ABOVE THE GIGLIO BEACH, WITH THE BAY AND THE OLD PORT BEFORE YOUR EYES**

There are very few addresses on the Costa Smeralda where you can open the shutters in the morning and find the entire bay of Porto Cervo spread out in front of you, with the Old Port and the yachts at anchor. This villa is one of them. It sits just above the Giglio beach, a short distance from the Yacht Club Costa Smeralda, in the most exclusive part of Porto Cervo Marina: a location that cannot be built or replicated, and that comes onto the market once every many years.

The property is arranged over two levels, with 350 sqm of interior space and approximately 2,000 sqm of outdoor area, entirely private and secured by an electric gate. The architecture is composed of two wings joined by a central patio: a design choice that naturally separates the spaces and gives each of them light and privacy. On the ground floor, the spacious living room with fireplace connects to the dining area and a large, fully equipped kitchen. The entire living area opens onto a large veranda and a meticulously maintained garden, where days flow from breakfasts in the shade to long lunches and dinners that drift outdoors without anyone feeling the need to go back inside.

The sleeping quarters are designed to host family and friends with the same level of comfort. On the first floor is the master suite, with a wide panoramic terrace overlooking the bay. On the ground floor there are three further bedrooms, each with a private bathroom, while the fifth bedroom, intended for guests, is independent and located on the first floor above the living area. In total, five bedrooms and six bathrooms, plus a semi-basement level that houses a laundry room and a staff bedroom with bathroom: a detail that anyone

#### **Porto Cervo**



who runs a representative villa knows is vital to daily organization.

The interiors are furnished with elegance and without ostentation: antique doors, travertine floors, high-end kitchen and bathrooms. The garden is the villa's true calling card. A large, naturally shaped swimming pool is set among rocks and junipers, in a landscape design that seems to have always belonged to this place. Barbecue, shaded outdoor areas, open-air parking spaces, alarm system, safe, heating, and air conditioning complete the amenities.

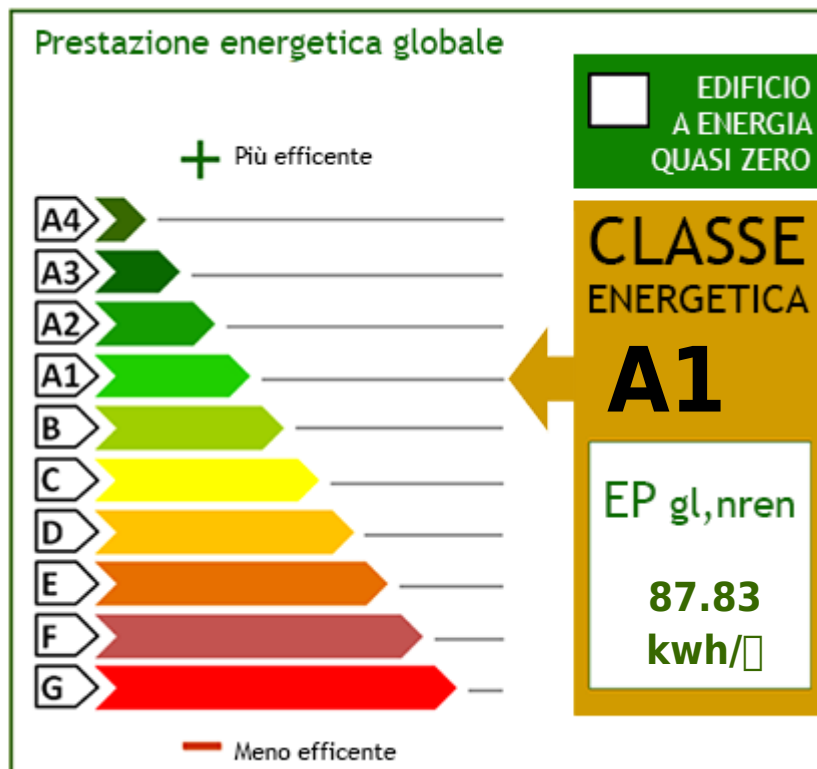
Location is the true value of this property. The Porto Cervo marina is less than 500 meters away, the beach is reachable on foot, and the golf course and shops are within 2 km. Olbia Costa Smeralda airport is less than 35 km away and the port of Olbia less than 30 km: ideal logistics for those arriving by jet, ferry, or boat who want to be at the villa within minutes.

For an investor, this is the kind of purchase that holds its value over time: a sea-view villa on the most famous harbor in the Mediterranean, with large private grounds, representative spaces, and a context where the supply of comparable properties is structurally limited. It can be enjoyed as a family summer residence, used to host guests and clients, or enhanced through high-end rentals during peak months.

In over thirty years of working on the Costa Smeralda, I have seen many important villas, but few bring together location, view, outdoor space, and condition the way this one does. For a private viewing, complete documentation, or further information, please contact me directly: inquiries for properties at this level are handled with the utmost discretion.

## Property Informations

|                                                    |                                                         |
|----------------------------------------------------|---------------------------------------------------------|
| <b>Address:</b> Via del Gavittello, snc            | <b>Zip Code:</b> 7020                                   |
| <b>Bedrooms:</b> 6                                 | <b>Bathrooms:</b> 7                                     |
| <b>Rooms:</b> 8                                    | <b>Internal condition:</b> Excellent                    |
| <b>---&gt; data_operazione &lt;---:</b> 0000-00-00 | <b>:</b> 3362.13                                        |
| <b>:</b> 0000-00-00                                | <b>Floor:</b> Ground Floor                              |
| <b>Total floors:</b> 2                             | <b>Parking space:</b> Uncovered                         |
| <b>Date of construction:</b> 1990                  | <b>Current Status:</b> Available after the deed of sale |
| <b>Balconies:</b> Present                          | <b>Terrace:</b> Present                                 |
| <b>Garden:</b> Private, 2.000 sq.m                 | <b>Sea distance:</b> 150 meter                          |
| <b>Kitchen:</b> Eat-in kitchen                     |                                                         |















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