



Villa for Sale in Olbia

€ 1.500.000

Ref. CBI096-996-463



300 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 6

CONTEMPORARY VILLA WITH INFINITY POOL AND ONE HECTARE OF LAND IN OLBIA, SOLE RUJU: TOTAL PRIVACY AMONG OLIVE TREES AND MEDITERRANEAN SCRUB, 15 MINUTES FROM PORTO ROTONDO, COSTA SMERALDA

Anyone buying a villa on the Costa Smeralda is almost always looking for the same thing: space, silence, and the sea within easy reach. But finding all three together, in a new property with one hectare of land and an infinity pool, is a different story. This villa in Sole Ruju, in the Olbia area, brings them all together in a 2026 project with the rare advantage of being ready to be lived in right away, without having to wait for time to do its work.

The villa stands amid Mediterranean scrub, on 10,000 sqm of land planted with olive trees and the vegetation typical of the area. It is a setting of complete privacy: no neighbors close by, no busy road, only the green of the surrounding hills and a silence that on the Costa Smeralda is increasingly hard to find. The property is detached, fenced and protected by an electric gate, with four parking spaces that allow you to welcome family and guests without having to think about where to park the cars.

The architecture is modern and contemporary, designed to dialogue with the landscape rather than contrast with it. The southern exposure guarantees natural light throughout the day and allows you to fully enjoy the outdoor spaces and the pool in every season. The interiors extend over approximately 200 sqm, with a layout designed for real life: spacious, bright, with no wasted space.

The large open-plan living area is the heart of the home. It opens onto a big terrace on the same level, overlooking the green of the hills, a panoramic spot where days begin with coffee and end with dinner under the stars. The kitchen, linear and very spacious, comes with every appliance and blends naturally into the living space, ideal for those who love to cook and entertain. The villa is delivered furnished, a concrete advantage for anyone who wants to move in and start using it without months of choices and building work.

The sleeping area includes three bedrooms, each with its own private en-suite bathroom. Everyone has their own space and privacy,

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which is exactly what a large family or a villa hosting friends all summer needs. In addition, there is an outdoor bathroom, extremely handy for the pool area, and a laundry room, which make daily management simple even during the busiest periods.

The infinity pool is the point of greatest appeal. Surrounded by a wide sunbathing area, it looks directly out over the Mediterranean landscape, with the water seeming to merge with the hills on the horizon. Pool, vegetation and surrounding hills blend into a single perspective: it is the image that stays with anyone who visits the villa, and it explains why this type of property finds buyers so quickly.

From a technical standpoint, the villa offers what anyone investing in a new property expects: autonomous air heating with a heat pump, hot and cold air conditioning, double-glazed PVC windows, a security door and a centralized TV system. There are no condominium fees, a concrete advantage in annual management.

The location is strategic. In about 15 minutes you can reach the Gulf of Marinella and Porto Rotondo, and with them the most renowned beaches and services of the Costa Smeralda, while Olbia airport remains convenient for those arriving from abroad. You live in the quiet of the countryside, with the sea and the coast's most celebrated villages within easy reach by car.

It is a property suited to those seeking a contemporary residence in Sardinia, but also to those considering an investment: new villas with large grounds and a pool, at this distance from the sea, are among the property types most in demand from Italian and international clients, and supply is very limited.

In over thirty years of working on the Costa Smeralda, I have seen few properties able to combine privacy, architecture, outdoor space and location so well. For a private viewing and the full documentation, please contact me directly.

Certification

Energy Class: A1

Property Informations

Address: Via Sole Ruiu Porto Rotondo, 24

Bedrooms: 3

Bathrooms: 4

Rooms: 6

Internal condition: Excellent

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: 867.65

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Floor: Ground Floor

Total floors: 2

Parking space: Uncovered

Date of construction: 2026

Current Status: Available after the deed of sale

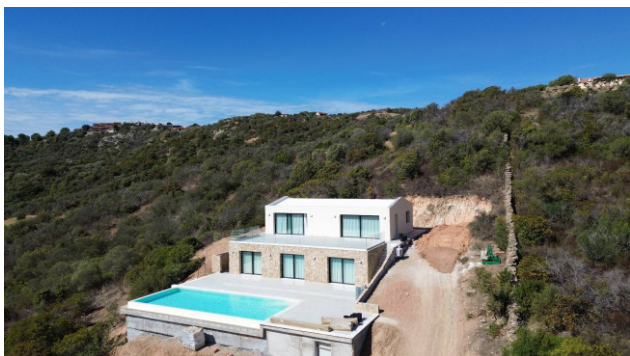
Balconies: Present

Terrace: Present, 200 sq.m

Garden: Private, 10.000 sq.m

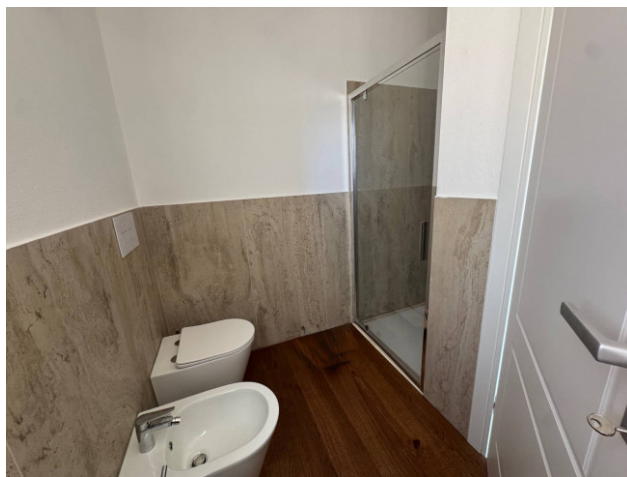
Sea distance: 10.000 meter

Kitchen: Open kitchen









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Porto Cervo - Arzachena (SS) - Phone number (+39) 3517288628
 portocervo@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
 VAT 04954530962