



Villa for Sale in Olbia

Olbia città

€ 1.450.000

Ref. CBI040-775-OL86534AR



240 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 7

SPECTACULAR VILLA - A Luxurious Retreat with Iconic Views of Tavolara Island

Welcome to this **exclusive luxury estate**, a unique opportunity to enjoy an unparalleled residential experience in the heart of Sardinia. Strategically located south of Costa Smeralda, this spectacular villa combines **modern comfort**, **refined design**, and breathtaking views of the iconic **Tavolara Island**, offering the best of Mediterranean living.

Elegant and Refined Design

The main villa, spanning **240 square meters**, is a perfect example of Costa Smeralda style, with meticulous attention to detail and high-quality materials:

- **Three Spacious Bedrooms:** Each room is designed to provide comfort and privacy, with custom wooden shutters and panoramic views of the mountains and the sea.
- **Three Elegant Bathrooms:** Featuring natural stone tiles, terracotta floors, and premium sanitary fixtures by **Gessi**, **Christina**, and **Kaldewei**, these bathrooms offer everyday luxury.
- **Open Kitchen and Living Area:** The living space is highlighted by **150 square meters of walnut parquet flooring**, custom



furnishings, and a dining area ideal for hosting friends and family.

• **Artistic and Custom Design:** Handcrafted granite thresholds and a **handmade glass table** enhance the interiors, adding an exclusive touch.

Extraordinary Outdoor Spaces

The estate sits on a sprawling **30,000 square meter plot**, surrounded by Sardinia's pristine nature. The outdoor spaces are designed to offer relaxation and entertainment:

- **Spectacular Pool:** A **70-square-meter pool** with **integrated massage jets** and multi-effect lighting, perfect for unwinding or hosting exclusive events.
- **Covered Barbecue Area:** A **20-square-meter barbecue area** set in front of an illuminated rock feature, creating a magical atmosphere for outdoor dinners.
- **Panoramic Terraces:** With a total surface of **70 square meters**, the terraces offer incredible views of Tavolara Island and the surrounding vineyards.
- **Illuminated Garden:** A landscaped garden with ambient lighting, ideal for enjoying Mediterranean evenings.

Guest Dependence

A **68-square-meter guesthouse** is located just steps away from the main villa, offering additional flexibility and privacy. This separate building is perfect for hosting guests or creating an independent space.

Modern Comfort and Advanced Technology

Built in 2013, the villa features **state-of-the-art technology** and a wide range of amenities:

- **Underfloor Heating with Cooling Option:** For optimal comfort in all seasons.
- **Integrated Sound System:** Stereo in every room, independently controlled to set the perfect mood.
- **Advanced Security System:** Alarm system with **video surveillance**, dome cameras, and motion detectors for peace of mind.
- **Satellite Internet and TV:** Stable and fast connectivity to meet all technological needs.
- **Independent Water Supply:** Wells and cisterns ensure the property's water autonomy.

A Strategic Location

This estate strikes the perfect balance between privacy and convenience. Located just minutes from the vibrant town of **Olbia**, with its restaurants, bars, and boutique shops, and only 30 minutes from **Porto Cervo**, the villa allows you to explore the beauty of **Costa Smeralda** with ease.

Why Choose This Villa?

1. **Iconic Views:** Stunning panoramic views of Tavolara Island provide daily inspiration and beauty.
2. **Luxury Design:** High-quality materials, custom furnishings, and artistic details make this villa a true masterpiece.
3. **Modern Comfort:** Cutting-edge technology, a massage pool, and expansive indoor and outdoor spaces offer an exclusive lifestyle.
4. **Investment Opportunity:** Its proximity to Olbia and Porto Cervo makes this property a secure investment in one of Sardinia's most prestigious areas.
5. **Privacy and Space:** With 30,000 square meters of land and an independent guesthouse, the estate is perfect for those seeking tranquility and space.

☐ Don't Miss This Opportunity: Contact Us Today

Villas of this quality and location are a rare find. **Contact us now** to schedule a viewing and experience firsthand the charm and elegance of this spectacular estate.

Your dream villa awaits in the stunning Sardinian landscape!

Land Area: 30.000 qm
Living Area: 260 qm
Dependance: 68 qm
Barbecue Area: 20 qm
Year of Completion: 5/2013
Purchase Price: 1,500,000.00 EUR

The island of Sardinia is the second largest Mediterranean island and particularly impresses with its beaches, mountains, culture, idyll and exclusivity. The property to be offered is located between the city of Olbia and the local village of Telti. Therefore, there is only a distance of 25 minutes between the property and the beautiful beaches of the island. Olbia, the second largest city in Sardinia and its international airport, can also be reached in just 20 minutes and offers direct connections to London, Vienna, Milan, Berlin and Paris etc.



It should also be noted that the best known and world-renowned Sardinian wine Vermentino di Gallura DOCG comes from the surrounding area of the property.

The house with dependance offers a unique view of the mountains of Monte Pino, the sea and the offshore island of Tavolara - the trademark of the exclusive Costa Smeralda. The property also owns ca. 80-100year-old cork oaks, being another cultural symbol of the island. In addition, the property has a covered barbecue with a roofed dining area and a unique pool with integrated massage jets, from which one can enjoy the view of the mountains and the sea. The pool is illuminated by night through changing light colours. In keeping with its surrounding, there is a small and expandable vineyard on the ground. Around the house, turf is laid, which, like the entire property, is supplied by drip and lawn irrigation. In front of the dependance there is a plant island that mirrors the shape of the pool for a sense of resemblance on the entire property. Notably, the house, the pool and the dependance were designed by a renowned architect from the Costa Smeralda.

The house has three terraces with tables and seating opportunities. The majority of the windows in the house are floor to ceiling, which can be opened and tilted. Large panoramic windows are also installed in the entrance area and in the living room. Various natural stones are integrated in the masonry of the house, which also serve as window and door borders. The open living and dining area of the house offers an open kitchen, a cooking island and a Sardinian fireplace. There is also a master bedroom with an en-suite bathroom and bathtub. In addition, the property has another bedroom with its own bathroom and shower. In the basement there is a wine rack and a large bedroom with a spacious and third bathroom with a double shower. The dependance offers two further rooms, a bathroom, a gallery and a roofed terrace with a large sliding door and a view of the mountains and the sea.

When entering the property, the driveway and natural stone wall is immediately admirable. Electric gates made of oak are located at both video-monitored and voice-controlled entrances. Regarding the interior, the house is tiled with walnut parquet. It should be emphasised that there is underfloor heating throughout the house, which can be used to heat and cool the temperature indoors. In all rooms of the property, stereo systems are built into the walls, which can be individually adjusted. The bathrooms, each with Bidets, are also decorated with ceramic fittings from the Italian brand Gessi, while the tiles in the bathrooms were handmade. There are also rain and hand showers in the bathrooms, one of them additionally equipped with colour and light settings. All windows and doors of the house were fabricated by a carpenter from the Costa Smeralda, who was also specially ordered to craft the entire furniture and interior, whilst the electric kitchen appliances in the house are from the market leader Franke. The interior of the property is adapted to the style of the Costa Smeralda, which is noticeable through the marvellous forged glass table with coral patterns in the dining area. The property can therefore be purchased fully furnished to maintain harmony and coherence.

The extraordinary high quality of inbuilt technology can already be seen looking at the pool system through the filter components of the company Speck. The entire technology within the house was delivered from South Tyrol. With regard to security and entertainment, satellite- Internet and satellite-TV are available. The alarm system is equipped with a dome camera, consists of seven further cameras around the buildings, has external and internal motion detectors in the house, technical room and dependance, and can be controlled using electronic devices such as a cell phone. Considering the entire maintenance of the property encompassing garden, pool, house and technology, contractual relationships with local companies are already in place, whose services can be taken over if desired.

The property is illuminated at night by four zones, controllable by a timer. This allows the impressive lighting of the 8-meter-high rock that stands on the property. In the evening, the lights of Olbia shine through the darkness.

All in all, Sardinia is a vibrant and exclusive travel destination that is becoming increasingly popular. The property not only offers proximity to the city, but also to the elite bays of Porto Cervo and Porto Rotondo, which are only 30 minutes away and host the world's most famous yachts. Within 30 minutes to the south one can also reach the hotspots of Porto San Paolo and Budoni.

Therefore, the property is centrally located, offers peace and space but a stylish holiday with sun and swimming pool, offering many opportunities for going out and excursions:
A mixture of relaxation, luxury and leisure.

Property Informations

Address: loc. Micaloni vicinanze di OLBIA

Zip Code: 7026

Bedrooms: 3

Bathrooms: 3

Rooms: 7

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 522.78

: 0000-00-00

Floor: Ground Floor

Total floors: 2



Parking space: Uncovered

Date of construction: 2013

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present, 40 sq.m

Garden: Private, 30.000 sq.m

Sea distance: 10.000 meter

Kitchen: Open kitchen









