

PR157 EN

Type: Luxury Villa with infinity pool with direct access to the sea, at 20 meters from the sandy beach

Distance from the sea: 20 mt

Region: Sardinia

Area: North-East – **Coast:** Emerald

Town: Baja Sardinia (7 km from Porto Cervo) – **Province:** OT

Ports and Airports

- Airport of Olbia 35 km;
- Port of Olbia 32 km;
- Port of Golfo Aranci 37 km;
- Port of Porto Torres 155 km;
- Airport of Alghero 153 km.

Beds: 10

Bedrooms: 5 – **Bathrooms:** 4

External Area: 232,65 sqm;

Internal Area: 1090 sqm

Services:

- Direct access to the sea with steps of Orosei marble;
- Infinity pool of salt water, H from 1.50 cm to 1.90 cm;
- Barbecue area and outdoor kitchen equipped with two double-sink induction hob ovens;
- Pergola of 15 sqm;
- Covered terrace of 21 sqm with relax area overlooking the sea, dining area and uncovered sunbathing area;
- Terrace at the lower floor with two sunbathing areas;
- Private access with automatic bar;
- Electric gate;
- 3 parking spaces;
- Technical room with alarm system and video surveillance;
- Certified anti-infringement armored windows, security breathers in each Villa access;
- Housekeeper, gardener, assistance of technological systems and pool maintenance

Amenities:

- Air conditioning;
- Heaters in each bathroom;
- Wi-Fi;
- Ethernet Internet available throughout the internal area;
- 4G mobile connection available (tested on Vodafone);
- Fiber-technology floor heating with controls for each area;
- Equipped kitchen;
- Appliances: hob, double washing machine, double dishwasher, dryer, 4 ovens, double carbon fiber kettle for heating domestic water;
- TV in each bedroom and in the living room.

Description: Luxury villa on the sea with direct access to two sandy beaches and located at 20 m away from the characteristic square of Baja Sardinia.

It is characterized by a large infinity swimming pool of sea water, an exclusive courtyard and panoramic terraces with breathtaking views of the island of Caprera. The property was renovated in 2014 and it has been equipped with fine local granite finishes, for both indoor and outdoor areas. The steps leading to the sea are in Orosei marble, and allow guests to reach the two opposite beaches, which are both just two minutes away on foot.

Room features:

The living room and all the rooms are equipped with television, air conditioning with cold / heat switch (heat pump).

In all bathrooms there are carbon fiber heaters.

First floor:

- Entrance;
- Living room;
- Kitchen with induction hob, fridge, ventilated oven, steam oven and dishwasher;
- Double room;
- Bathroom flanked to the room;
- Laundry with washing machine and dryer;

Mezzanine:

- Master bedroom with sea view, with independent bathroom and direct access to the large covered terrace with sea view;
- Double bedroom with sea view;
- Double bedroom with garden view;
- Children's bedroom with bunk bed and garden view;
- Two bathrooms flanked to the rooms;

The property is completed by:

- Green area with a sea view Jacuzzi with 7 seats;
- Outdoor kitchen area with barbecue: second induction level, second ventilated oven, second steam oven, double sink, small gas barbecue, seating;
- Tecnogym indoor fitness area, sea view. Equipment: weights, bench, "Unica" universal tool and roller (tapis roulant);
- Heating with controlled carbon fiber floor technology for each area, in order to be inhabit the Villa even in winter;
- Technical compartment with alarm system and video surveillance, electrical panels, second dishwasher, second washing machine, double carbon fiber boiler for heating domestic water, tools.

Security Technologies:

- Alarm – Internal: volumetric; Around the house: perimetric / volumetric; External garden: perimetric;
- Video Surveillance: Internal cameras (possibility to darken them) in the common areas; external cameras (possibility to darken them) in the common areas; Perimeter cameras on the boundary of the property.

Staff:

Housekeeper. Gardener. Technological systems assistance. Pool maintenance.

Nearby Services:

- The two nearest beaches are located 20 m away from the house;
- Main square of Baja Sardinia at 2-minute on foot from the property;
- Restaurants, shops and services are just a few minutes on foot from the house;
- Phi Beach and trendy nightlife just a few minutes (by car) from the house

Beaches:

Direct access to the two nearest beaches (20 m away from the Villa): the main sandy beach and the intimate beach on the rocks are on the opposite sides of the staircase of the property. Nearby there are the beaches Liscia di Vacca and Cala Granu beaches. Beaches of Porto Cervo are located nearby.

Nearby cities:

- Porto Cervo 7 km;
- Arzachena 14 km;
- Porto Rotondo 32 km;
- Olbia 33 km

About the Area: Porto Cervo is a village in the municipality of Arzachena, in the province of Olbia-

Tempio in north-eastern Sardinia, historical and geographical region known as Gallura is the main center of the Emerald Coast and has a resident population of less than 200 inhabitants. Popular holiday resort is built around the deep natural harbor, whose shape resembles a deer and dominates the headland, the curve of the port and the villas scattered, surrounded by greenery. The center is built on a mezzanine floor over the harbor, with its famous square, shops, boutiques, while all around restaurants, hotels, clubs and villas climb from the surrounding hills. The Porto Vecchio dates back to the sixties, when Prince Karim Aga Khan IV, fascinated by the beauty of this stretch of coast, decided to buy the poor lands of this part of Gallura, and together with the greatest architects of the time, including stands Luigi Vietti, to give life to the elite international tourism paradise we know today. In 1967 it was founded the Yacht Club Costa Smeralda. In the eighties, work began on the construction of the new port, much more spacious and equipped.