

Costa Smeralda

VERY PRIVATE ECO-FRIENDLY VILLA

Costa Smeralda



Virelli
OWNERS
LUXURY HOMES | FAIR SERVICE

Costa Smeralda



Costa Smeralda



Pinella
& PARTNERS

PROPERTIES | REAL ESTATE

Costa Smeralda



Virelli
SEPARATORS
LUXURY HOTEL & SPA SERVICE

Costa Smeralda



Costa Smeralda



Forcellini
& PARTNERS
LUXURY HOMES | FAIR SERVICE

Costa Smeralda



Virelli
& PARTNERS

LUXURY HOMES | PAIR SERVICE

VERY PRIVATE ECO-FRIENDLY VILLA

Sardinia is truly unique. The northern part of the island is one of the most beautiful natural areas, with white sandy beaches, natural reserves, incredible views. Sardinia is one of the most visited regions in Italy and because the sea is amazing and in August it is the destination for the international jet set. But just a few know the hidden magic of this region, the wilderness and quiet beauty of the inland, the signs of a more than millenarian culture.

Sardinia has one the most beautiful landscapes of the Mediterranean Sea. And it is so close to all the big European capitals.

The resort is located less than 12 km from the sea and less than 20 km from Olbia International Airport; Porto Rotondo and Porto Cervo jet set are less than 20 km away and the new polo field of Costa Smeralda is 5 km away.

In the beautiful village of San Pantaleo, famous for its open-air market, the resort was build by the current owners in 2003 from scratch with the maximum attention to the care and respect of the natural environment to pursue their interests for nature, the outdoors and the sports.

Surrounded over 34 hectares of unspoiled land with trees, bushes and flowers, the property consists of:

- 4 main buildings, connected by covered walkways, for a total area of over 850 square meters;
- the pool house
- a small building for a studio, a library or a gym.

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The buildings, covered in stones as to local traditions, have different functions as follows:

- first building is intended for the living-room: spacious entry room, cloakroom / utility room, guest bathroom, large living-room with fireplace for a total surface of about 100 sqm. The living-room opens onto a covered veranda;
- second building accommodates the dining room with its professional kitchen, a pantry a toilet service. Dining-room leads to an outdoor covered living/dining area;
- third building includes two double bedrooms with en suite bathrooms for guests;
- fourth building is dedicated to the owners and includes a studio, a spacious bedroom with en suite bathroom, two wardrobes and a fitness area with Jacuzzi;
- fifth building is the pool house which consists of a double room with en suite bathroom, which can be used as a dressing room for the pool or as an additional room for guests;
- sixth building is intended for a library, a studio or gym.

All buildings are surrounded by a lovely garden with local plants such as oleander, oaks and junipers and, among them, a western juniper who with an age of about 1000 years is the oldest in Sardinia and among the ancient of the entire Europe.

More bathrooms and bathrooms can be created together with recreation spaces, sauna, steam bath, gym and service spaces in a covered area now not yet refurbished connected to the upper floor with an elevator (to be installed).

The infinity pool and terraces with the al fresco dining area are located next to the 4 main buildings in a very panoramic spot with an exceptional view surrounding countryside. A wood-burning oven and outdoor kitchen make it an ideal place to receive.

The property can be reached by helicopter (licence to be asked).

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Morelli
& PARTNERS
RY
SERVICE

Costa Smeralda



Costa Smeralda



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Corbelli
& PARTNERS
LUXURY HOMES | REAL ESTATE SERVICE

Costa Smeralda



Virelli
LUXURY HOTEL PARTNER

Costa Smeralda



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Virtù
PARTNER
LUXURY HOMES | FAIR SERVICE

PROPERTY Areas

First building
Living 100 Sq.Mt

Second building
Kitchen/dining room 80 Sq.Mt

Third building
Guest room 81 Sq.Mt

Fourth building
Master bedroom 90 Sq.Mt

Fifth building
Pool house 20 Sq.Mt

Sixth building
Gym 20 Sq.Mt

Lower floor
500 Sq.Mt



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