



SARDINIA RESORT

SEAFRONT VILLA 9





I N F O

- SALON
- KITCHEN
- 4 BEDROOMS
- 5 BATHROOMS
- KITCHEN
- POOL ON THE TERRACE
- PATIO - VERANDA - TERRACE
- PRIVATE GARDEN
- PRIVATE PARKING
- CLASS EN. A++
- ACCESS BEACH CLUB







## D E S C R I P T I O N

Private access welcomes with a furnished patio and two reserved parking spaces, anticipating the elegance that characterizes each space. The main floor hosts a large double living room with sea views, a separate kitchen connected to a large outdoor kitchen, and outdoor living spaces between covered verandas with pergolas and large panoramic terraces. An infinity pool with whirlpool, overlooking the sea, and outdoor showers with views complete the outdoor experience, striking a perfect balance between design and nature. A master bedroom with en-suite bathroom is located on the same level, offering comfort and privacy. On the lower level is the sleeping area, with a spectacular master master bedroom equipped with a private spa and sea view, two additional double bedrooms with en-suite bathrooms, both overlooking the sea, twin bedroom with bathroom and a spa area. The exteriors include a furnished garden with Jacuzzi, an outdoor laundry, and double staircase - indoor and outdoor - connecting the two levels. The villa has advanced thermal insulation, A++ hot/cold air conditioning, solar panel with storage, and offers the possibility of implementing a customized home automation system.



## D E S I G N

The villa is built with a minimalist design that blends harmoniously with nature and the typical rocks of the island, creating a unique environment that enhances beauty, distinctiveness and livability. Each villa is designed with meticulous care, during construction it is carefully adapted to blend into its surroundings, respecting the natural balance and maintaining a visual and stylistic harmony with the other properties.







THE RESORT is a haven of rare beauty, nestled in a six-hectare private park, where the lush green landscape blends harmoniously with the vivid turquoise of the surrounding sea. This hamlet represents an example of environmental sustainability and conscious architecture, the result of a philosophy that celebrates and enhances nature, integrating it into every design detail. The main goal is precisely to create a space that is part of the natural landscape, maintaining minimal impact on the environment and promoting local biodiversity. Natural materials, sustainability-oriented design, and the conscious use of resources make this place not only an example of sustainable luxury, but also a model of respect and integration with nature.





**THE BEACH CLUB** within the village represents a true corner of paradise by the sea, designed to offer an exclusive and relaxing luxury experience. Equipped with elegant African-style sunbeds and umbrellas, it allows guests to fully enjoy the sun and sea breeze. Next to the beach, a sundeck winds between rocks and Mediterranean vegetation, offering breathtaking views surrounded by marine nature. The club includes a buoy park for yacht mooring, supported by an efficient tender service to transport visitors. Days begin with fine breakfasts accompanied by classical music, an ideal setting for those who want an elegant and peaceful start to their day. At lunch, guests can enjoy a selection of refined dishes that flank simple but top-quality offerings designed to please every palate. In the afternoon, an exclusive aperitif is served, accompanied by lounge music, ensuring maximum privacy for those seeking a special moment before dinner. At dusk, with the golden light of the sunset, the restaurant offers creative and engaging dinners, with dishes inspired by local tradition but reinterpreted in a modern way with high-quality ingredients. The Beach Club is located in a bay naturally protected from prevailing winds and stands out as a new landmark on the Emerald Coast, perfect for those seeking luxury, privacy and an authentic immersion in the heart of the Mediterranean sea.





THE PARK at the Resort is a true oasis immersed in the unspoiled nature of Sardinia, surrounded by the intense scents of the Mediterranean maquis and striking centuries-old rocks. This exclusive space offers a unique health trail, equipped with several pitches overlooking the sea, designed to ensure privacy and tranquility during outdoor workouts. In addition, the park includes areas dedicated to meditation, yoga and mindfulness activities, creating an ideal environment to regenerate body and mind. For younger children, there is an equipped playground, while for those seeking a unique experience, special geodesic domes have been set up, from which the night sky can be admired in all its beauty. Guests can also access a wide range of luxury services and activities, which include yacht and sailboat rentals, excursions and water sports such as, Kitesurfing, Wingfoil and scuba diving. The village has a buoy field for yacht mooring and a private marina accessible by foot from the village, ensuring an uncompromising experience.



# CONCIERGE

THE RESORT offers villa owners a comprehensive concierge service designed to meet all kinds of needs and desires. Among the proposals available:

Rentals and transfers: Private charters, boat, car, motorcycle, supercar, bicycle and e-bike rentals; land and helicopter transfers.

Marine Activities: Snorkeling, diving, water sports such as kitesurfing and water skiing, children's sailing school, rafting, canoeing, and private island tours. Outdoor experiences: Off-road vehicle tours, horseback riding, climbing courses, trekking, and archaeological tours.

Wellness and sports: Yoga classes, Pilates, meditation, crossfit, tennis, golf, and reservations at exclusive beach clubs.

The service, with attention to detail, guarantees residents a unique experience, with endless possibilities for leisure and relaxation, in an exclusive and refined setting.

# SERVICES

THE RESORT rounds out its offerings with a wide range of exclusive services for villa owners, ensuring impeccable management and a worry-free resort experience. Among the services available:

Management, cleaning and monitoring of the villa, to ensure a well-maintained environment at all times. Green maintenance, with dedicated attention to gardens and outdoor spaces. Arrivals and departures management, to better accommodate guests and owners. Replacement of gas cylinders and maintenance of pipes and fittings. Daily maintenance of swimming pools and jacuzzis, and specific services for winter maintenance.

Connected alarm systems, for maximum security. Routine maintenance and emergency service, always available for any need. Extraordinary maintenance, handled quickly and efficiently. The Rental Program, an exclusive service for managing villa rentals, optimizing profitability and property care.





Construction of the villas is based on state-of-the-art techniques, fine materials, and special attention to the quality of waterproofing and insulation, ensuring functional and long-lasting environments. Each stage of construction is carefully followed by the designer, architect, construction manager and Surveyor to ensure that every detail is executed to perfection.





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