



EXCLUSIVE RESORT SARDINIA

VILLA 14



## I N F O

- LIVING ROOM
- KITCHEN
- 4 BEDROOMS
- 5 BATHROOMS
- KITCHEN
- SWIMMING POOL IN THE GARDEN
- PATIO - VERANDA - TERRACE
- PRIVATE GARDEN
- PRIVATE CAR PARK
- EN CLASS A ++
- BEACH CLUB ACCESS





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

Elegant villa on two levels with sea view. On the upper floor the turret with double master, private bathroom and terrace.

On the ground floor large living room, custom-made kitchen, dining area, refined living room, 2 double master bedrooms with private bathroom, single bedroom with bathroom, swimming pool in the garden with showers, barbecue, guest bathroom and furnished patio. Parking for two cars and driveway surrounded by greenery.

Modern installations with heat pump air conditioning cold/hot A++ and solar panel with hot water storage. An oasis of luxury and comfort surrounded by nature.



## D E S I G N

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

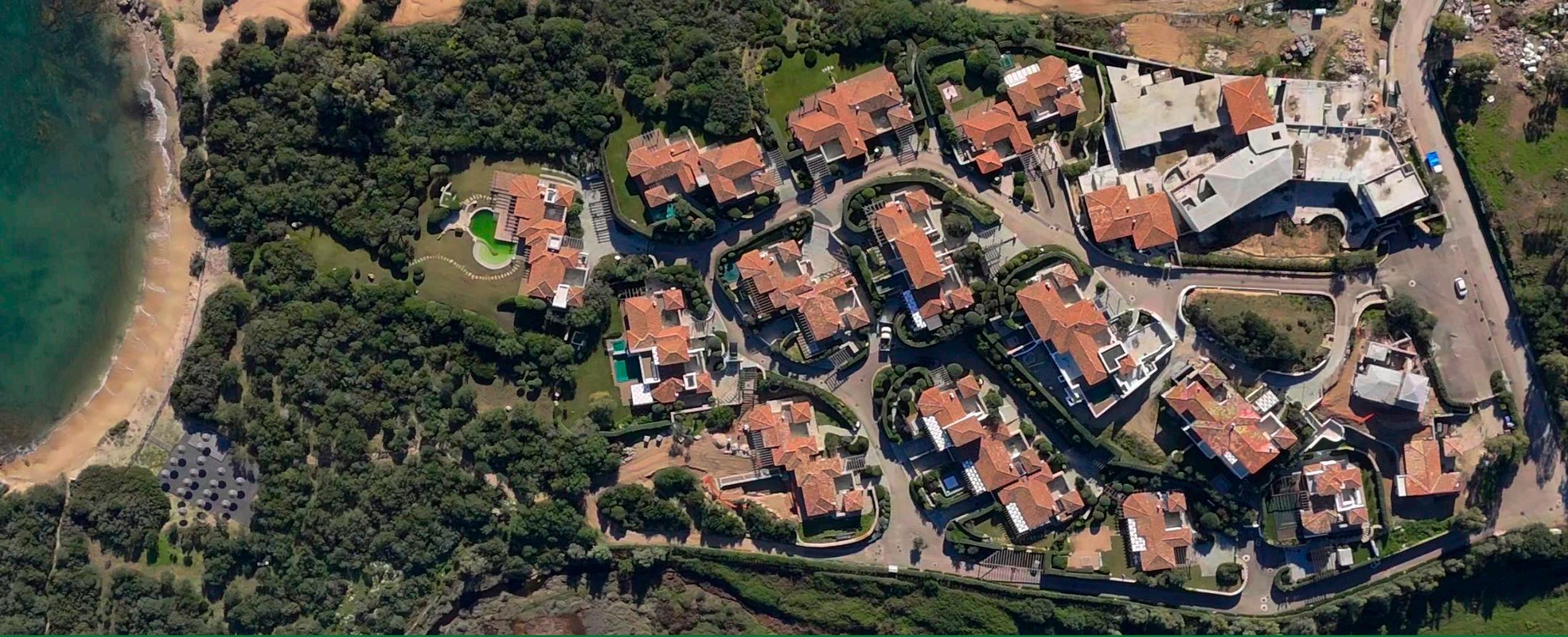




**EXCLUSIVE RESORT SARDINIA** is a haven of rare beauty, set in six hectares of private park where the lush green of the landscape blends harmoniously with the vivid turquoise of the surrounding sea. This hamlet is an example of environmental sustainability and conscious architecture, the result of a philosophy that celebrates and enhances nature, integrating it into every design detail. The main objective is to create a space that is part of the natural landscape, minimising the impact on the environment and promoting local biodiversity. Natural materials, sustainable 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 sunbathing table 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 given a modern twist 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 of the Resort is a true oasis, immersed in the unspoilt nature of Sardinia, surrounded by the intense scents of the Mediterranean maquis and the striking age-old rocks. This exclusive space offers a unique health trail with several pitches overlooking the sea, designed to ensure privacy and tranquillity during outdoor workouts, as well as areas dedicated to meditation, yoga and mindfulness activities, creating an ideal environment for regenerating body and mind. There is an equipped playground for younger children, while for those seeking a unique experience, special geodesic domes have been installed to admire the night sky in all its beauty. Guests also have access to a wide range of luxury services and activities, including yacht and sailboat hire, excursions and water sports such as kitesurfing, wingfoil and scuba diving. The village has a buoy field for yacht mooring and a private marina within walking distance of the village, ensuring an uncompromising experience.

# CONCIERGE

**ERS** offers its villa owners a comprehensive concierge service designed to meet all their needs and requirements. Among the proposals available: Rentals and transfers: Private charter, boat, car, motorcycle, supercar, bicycle and e-bike rentals; land and helicopter transfers. Marine Activities: Snorkelling, diving, water sports such as kitesurfing and water skiing, children's sailing school, rafting, canoeing and private island tours. Outdoor Experiences: Four wheel drive tours, horse riding, climbing courses, trekking and archaeological tours. Wellness and Sports: Yoga, Pilates, meditation, crossfit, tennis, golf and reservations at exclusive beach clubs.

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

# SERVIZI

**ERS** completes its offering with a wide range of exclusive services for villa owners, ensuring impeccable management and a worry-free holiday experience. The services available include: Villa management, cleaning and surveillance to ensure a well-maintained environment at all times. Landscaping, with dedicated attention to gardens and outdoor spaces. Arrival and departure management to better accommodate guests and owners. Replacement of gas cylinders and maintenance of pipes and fittings. Daily maintenance of swimming pools and jacuzzis, with specific services for winter maintenance. Connected alarm systems, for maximum security. Routine maintenance and emergency service, always available for any need. Extraordinary maintenance, dealt with quickly and efficiently. ERS Rental Programme, an exclusive service for managing villa rentals, optimising profitability and property maintenance.



The construction of the villas is based on the latest techniques, the finest materials and special attention to the quality of waterproofing and insulation, ensuring a functional and durable environment. Every stage of construction is carefully monitored by the designer, architect, site manager and surveyor to ensure that every detail is executed to perfection.



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