

Arzachena – Sardinien

## Unique villa with breathtaking sea views - only 10 minutes from Porto Cervo

Property ID: IT254152202



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 3.900.000 EUR • LIVING SPACE: ca. 450 m<sup>2</sup> • ROOMS: 15 • LAND AREA: 15.000 m<sup>2</sup>**

Property ID: IT254152202 - 07021 Arzachena – Sardinien

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

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## At a glance

|              |             |
|--------------|-------------|
| Property ID  | IT254152202 |
| Living Space | ca. 450 m²  |
| Rooms        | 15          |
| Bedrooms     | 10          |
| Bathrooms    | 8           |

|                |                                   |
|----------------|-----------------------------------|
| Purchase Price | 3.900.000 EUR                     |
| Commission     | Subject to commission             |
| Total Space    | ca. 1.997 m²                      |
| Equipment      | Terrace, Swimming pool, Fireplace |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Central heating                                                             |
| Power Source       | Electric                                                                    |
| Energy information | At the time of preparing the document, no energy certificate was available. |



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## A first impression

Nestled in the heart of untouched Mediterranean maquis and framed by striking granite rock formations, this exclusive villa is a true gem on the Costa Smeralda. Set on 1.5 hectares of pristine land, it offers a rare blend of natural beauty and refined living. From the property, sweeping views extend over the emerald-green sea all the way to the islands of Mortorio and Tavolara – a panorama that's simply unmatched.

The expansive estate includes a total of 10 bedrooms and 8 bathrooms, spread across several living units to ensure absolute privacy and comfort. With 5 fully equipped kitchens and 3 elegant living rooms, it's perfectly suited for large families, entertaining guests, or luxury rental.

Architecturally, the villa blends traditional Sardinian design with top-quality materials and impeccable maintenance. Natural stone, wood, handcrafted tiles, and thoughtful details throughout create a warm and authentic atmosphere. An elegant fireplace adds charm on cooler evenings, while the large swimming pool with sun terraces is seamlessly integrated into the landscape, offering relaxation and breathtaking views.

A peaceful sanctuary surrounded by nature – ideal for those who appreciate the extraordinary.



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## All about the location

### Santa Teresina – An Idyllic Village in the Heart of Gallura

Santa Teresina is a small, charming village located in the municipality of Arzachena, in northeastern Sardinia, nestled among the gentle hills of the Gallura region. Thanks to its favorable geographic position, the village combines the peaceful atmosphere of the Sardinian countryside with close proximity to the glamorous Costa Smeralda – one of Europe's most exclusive coastal destinations.

The landscape is distinctly Sardinian, characterized by granite rock formations, Mediterranean scrub, olive groves, and sweeping panoramic views. Santa Teresina offers a tranquil, nature-oriented environment appreciated by both locals and international visitors. The area features traditional country homes, modern villas, and well-maintained estates that blend harmoniously into the natural surroundings.

Despite its serene setting, Santa Teresina is well connected: the beaches and resort towns of the Costa Smeralda – including Porto Cervo, Liscia di Vacca, and Baja Sardinia – are just a 10- to 15-minute drive away. The international airport of Olbia-Costa Smeralda is also only about 25 kilometers from the village, ensuring easy accessibility. Santa Teresina is ideal for those seeking **\*\*authentic Sardinia\*\*** – away from the crowds, yet close to all necessary amenities. With its unique combination of nature, tranquility, and strategic location, Santa Teresina is a highly desirable area for holiday homes, private retreats, or year-round residences on the island.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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