



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Newly built villa in Sardinia, Alghero

Alghero, Sardinia: For sale is a prestigious newly built villa, located in the Città Nuova area, a rapidly expanding urban area. This quiet location is about 1,500 kilometres from the sea, in the picturesque setting of Lido San Giovanni. The property includes a large plot of land, enriched with varieties of fruit trees and olive trees over 100 years old. The villa was erected with the use of top-quality materials and finished with a focus on high-level technical, energy and insulation performance. The load-bearing structure features a combination of concrete and masonry, with an asymmetrical pitched roof covered with Sardinian-Portuguese type tiles. All technological systems are fully installed, including the production of hot water through solar panels. The land hosts two boreholes, each 250 metres deep, providing a water flow of 79 litres per second through submerged hydraulic pumps. The entrances to the villa, accessible via two private roads, are equipped with gates with video-electronic opening, guaranteeing security and convenience. The property's garden is accessible from two separate entrances, providing a welcoming introduction to the residence. Designed to meet the highest standards of comfort and technology, this villa represents an extraordinary opportunity for those seeking a prestigious residence in the picturesque setting of Alghero.

INFORMATION

Ref.	Sardegna 056
Type	Sale
Category	Villa
Price	4,250,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	8
Bedrooms	8
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	750
Garden	1250
Cellar	
Balconies + Terraces	260
Attic	
Tavern	
Box	

FEATURES

Property Conditions	New	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it

ACCESSORIES

Data network

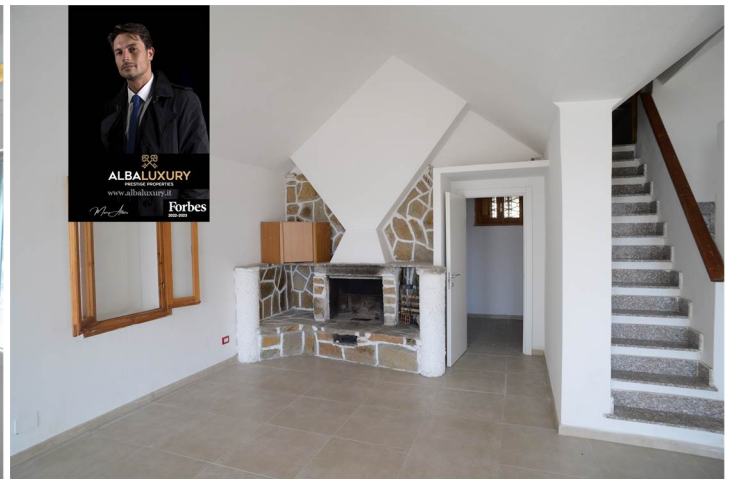
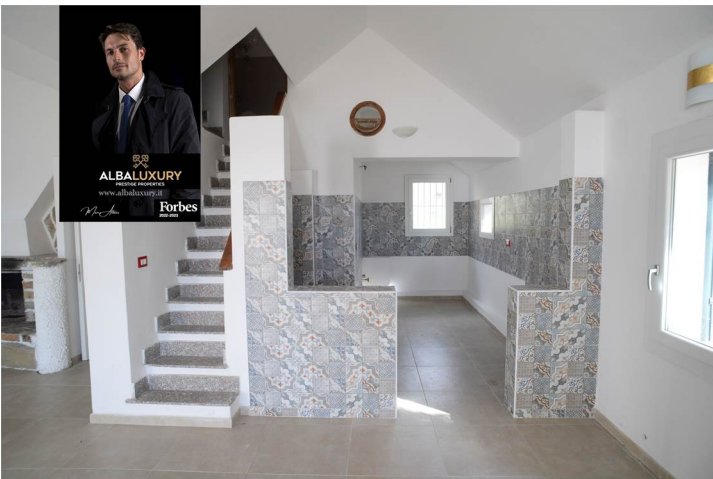
Storage room

IMAGES



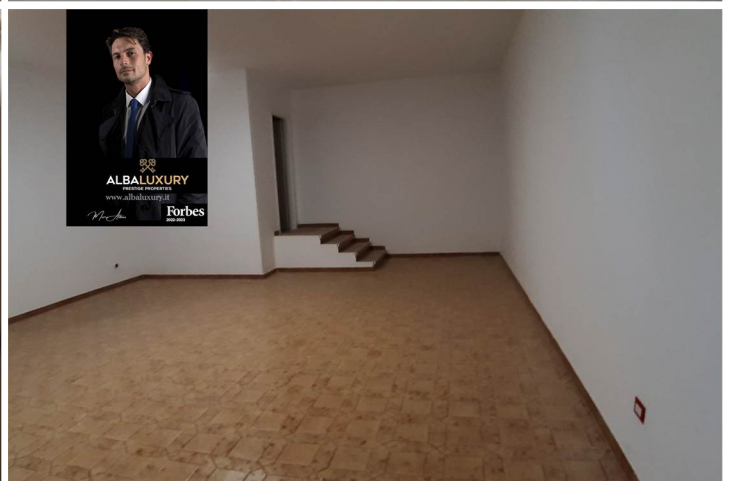
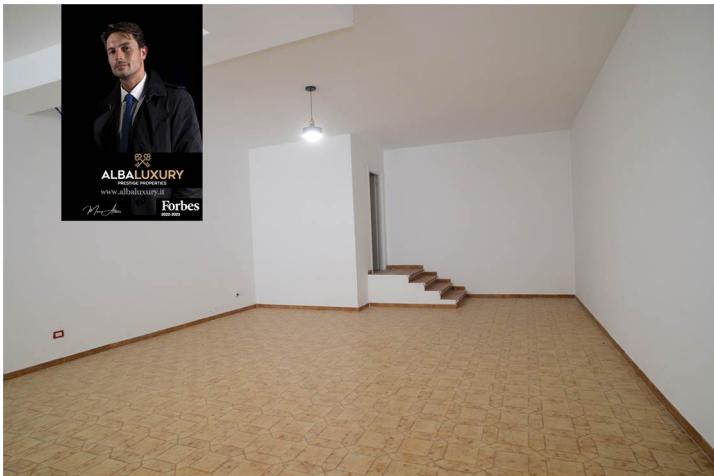
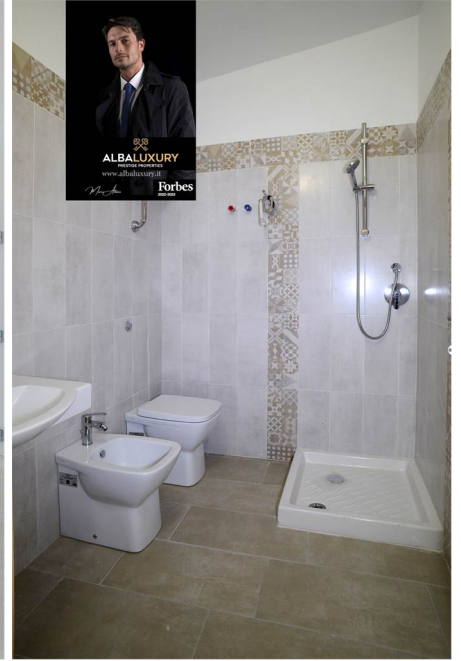


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT