



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



Villa Sale in Castiadas (SU) SP98 1

Luxury villa in Castiadas close to the beach

This unique and rare property is immersed in a green environment, in perfect harmony with the wild nature of Sardinia. Designed by renowned architect Vito Sonzogno, known for his prestigious projects in Tuscany and Bergamo, the villa is a perfect example of traditional Sardinian architecture. The residence skilfully combines elements of rock and granite with the surrounding landscape.

The recently renovated house preserves the authenticity of local materials, while integrating contemporary details that create an extraordinary combination of style. Located in the centre of the estate, next to the car park, it offers easy access and breathtaking views of the sea, with two private beaches just a three-minute walk away.

At the entrance, there is a patio covered in beautiful Sardinian terracotta tiles, which complements the surrounding garden. This space includes a lounge area and outdoor dining area. The partially retractable roof allows natural light to illuminate the area, creating a seamless transition between indoors and outdoors.

The east wing of the house houses a designer kitchen, made by Boffi, equipped with high-end appliances and a stainless steel worktop. Next to the kitchen, a master bedroom with en-suite bathroom provides maximum privacy. On the other side of the patio, another bedroom with a study area overlooks both the patio and the garden. Completing this part of the house is a second south-facing double bedroom with sea views and a large bathroom with shower, embellished with glazed terracotta tiles.

The outdoor area offers a magnificent covered terrace, with an equipped kitchen with plancha on one side and a relaxation area with elegant outdoor seating on the other. The garden, adorned with climbing bougainvillea and vibrant hibiscus, creates a lush and relaxing ambience.

A Boffi outdoor shower provides a welcome refreshment after a swim in the sea, while carefully designed garden lighting creates a magical atmosphere as the sun sets. The property includes a large, west-facing basement of approximately 125 m², which can be converted into a flat with three additional bedrooms. The laundry area can be organised for optimal use of space.

Thanks to the building restrictions along the coast, this rare property is destined to maintain and increase its value over time.

INFORMATION

Ref.	Sardegna 222
Type	Sale
Category	Villa
Price	1,365,000.00
Annual Expense	
Year	1995
Energetic Class	A kWh/m ² a

NUMBER

Rooms	4
Bedrooms	3
Bathrooms	2
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	140
Garden	400
Cellar	120
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Sea View	Free Sides	4	Garden	Private
Furniture	Furnished	Type living	Dining room	Kitchen	Eat-In Kitchen
Heating	Independent	Heating Type	Boiler	Type of heating system	Radiator heating
Energy source	Elettric	Hot Water	Independent	Cooling	Split

ACCESSORIES

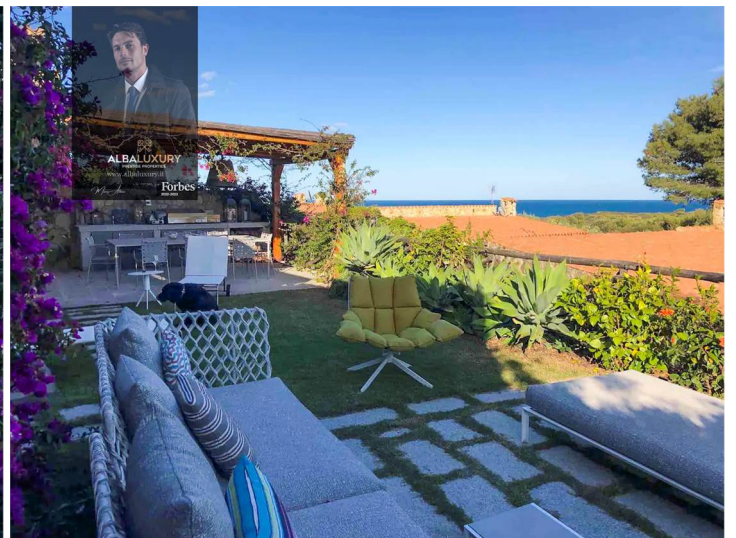
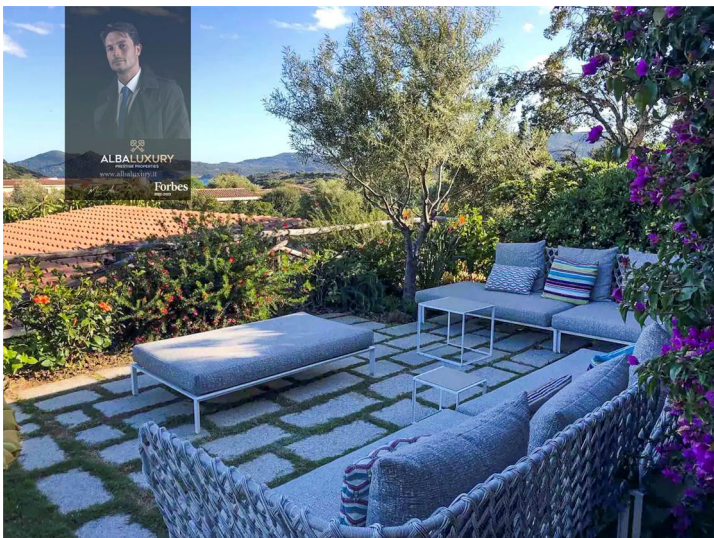
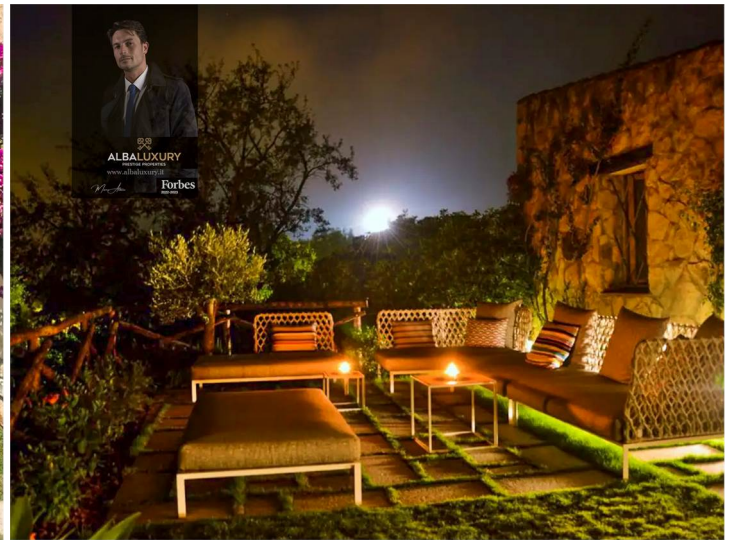
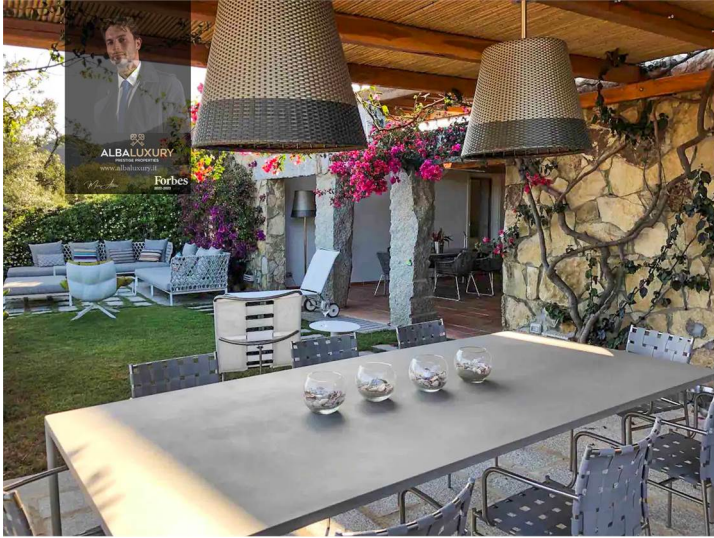
Antitheft	Air conditioning	Satellite system	Separate entrance	Swimming pool
Outdoor tables	Veranda			

IMAGES



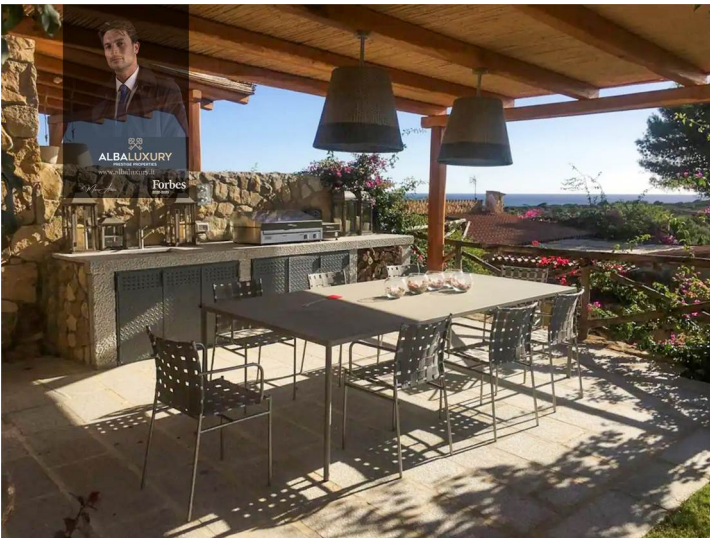


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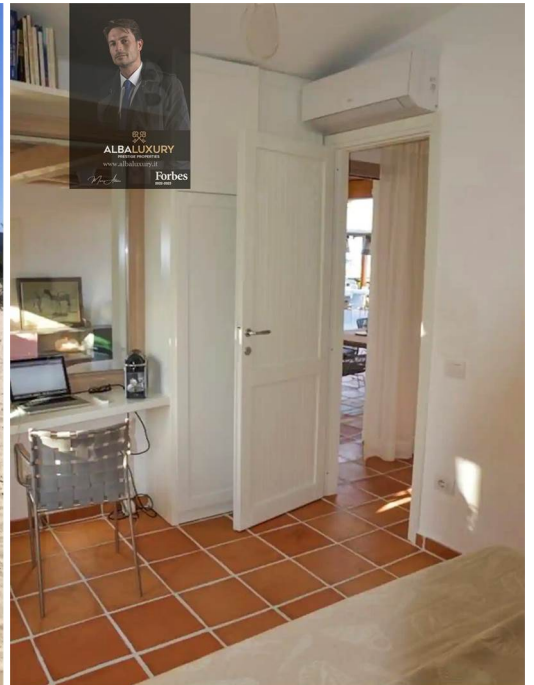
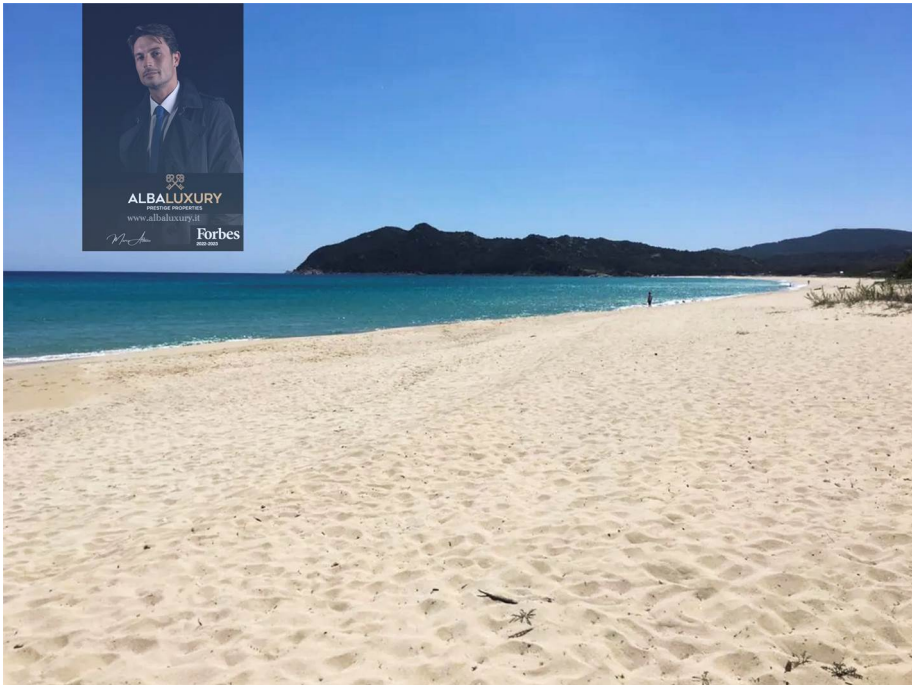
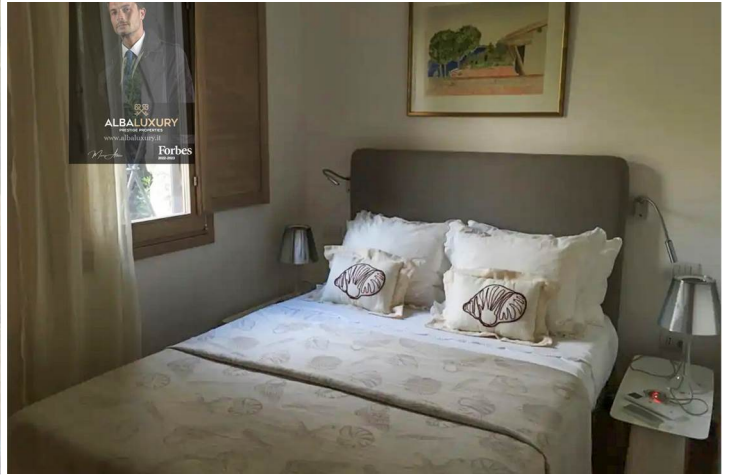
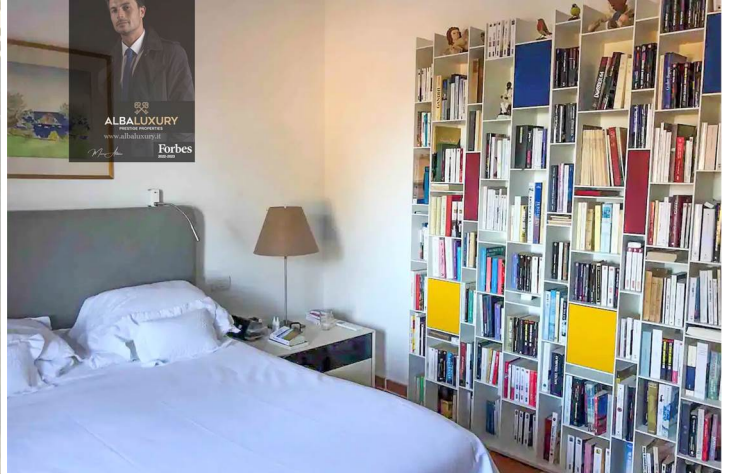
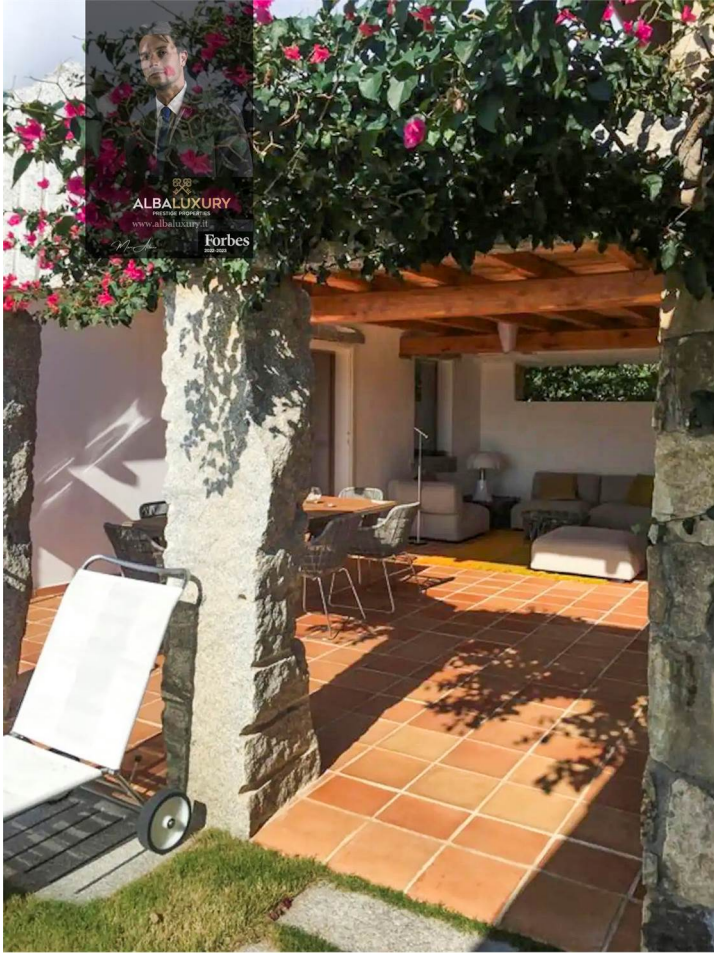


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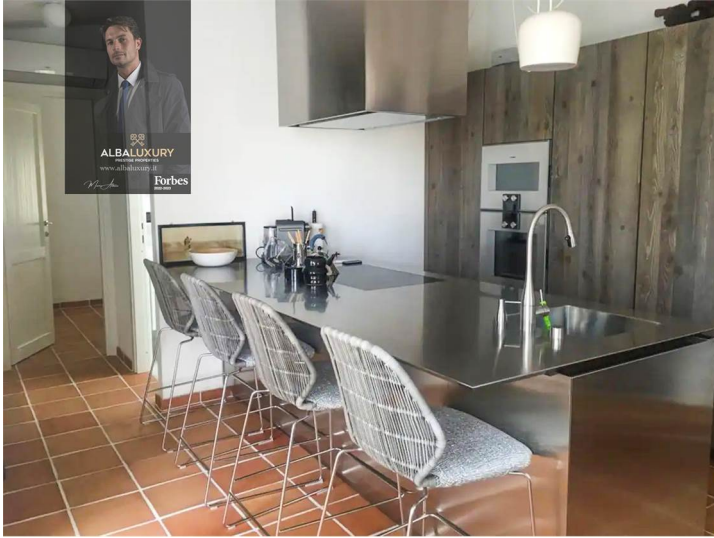


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