

Arzachena – Sardinien

# Farmhouse Villa with large Dependance

Property ID: IT242941307



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

**PURCHASE PRICE: 950.000 EUR • ROOMS: 15 • LAND AREA: 40.000 m<sup>2</sup>**

Property ID: IT242941307 - 07021 Arzachena – Sardinien

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

Property ID: IT242941307 - 07021 Arzachena – Sardinien

## At a glance

Property ID	IT242941307	Purchase Price	950.000 EUR
Available from	23.12.2024	Commission	Subject to commission
Rooms	15	Total Space	ca. 600 m <sup>2</sup>
Year of construction	2024	Equipment	Terrace, Swimming pool, Fireplace

Property ID: IT242941307 - 07021 Arzachena – Sardinien

## Energy Data

Energy Certificate	Energy demand certificate
--------------------	---------------------------

Year of construction according to energy certificate	2024
------------------------------------------------------	------

Property ID: IT242941307 - 07021 Arzachena – Sardinien

## A first impression

The Farmhouse Villa Project is set in an exclusive and unspoiled context, in the heart of the Costa Smeralda, precisely in Arzachena, locality Riolta. Immersed in a breathtaking landscape, the villa is surrounded by the typical colors and scents of the Mediterranean scrub, where the sun, the sea and the tranquility come together to create a corner of pure serenity. The location guarantees maximum privacy and confidentiality, making it the ideal home for those seeking a retreat away from the chaos of everyday life, but with all the comforts and beauty that only Sardinia can offer. The architectural design is inspired by Sardinian tradition, with spacious interiors and a rustic design that blends perfectly with the surrounding natural environment. Particular attention was paid to the creation of large windows that connect the interior of the villa to the outdoor garden, creating a continuum between indoor and outdoor spaces. The veranda with dining area, designed to become a comfortable lounge, is ideal for spending convivial moments in the open air. Outside, granite walls typical of the area, wrought iron details and corners with antiqued tiles complete the design, making the villa a perfect fusion of tradition and modernity. The land surrounding the villa is rich in Mediterranean plants and offers an authentic atmosphere, perfect for those who love nature and tranquility. In addition, the villa is a short distance from the exclusive Yacht Club Costa Smeralda, one of the most modern and prestigious facilities in the area, which offers top-notch amenities, including a rooftop terrace with swimming pool, indoor and outdoor restaurants, a bar, lounge, and spa. The venue also houses 24 luxury suites, including a Presidential Suite opened in 2016, rounding out the range of comfort and luxury on the beautiful Costa Smeralda.

Property ID: IT242941307 - 07021 Arzachena – Sardinien

## Details of amenities

The Farmhouse Villa Project is located in Arzachena, Riotta locality, on the Emerald Coast, just 5 km from Porto Cervo and 3 km from the sea. The property covers a total area of 4 hectares, including the access road. The built area is 480 sq m, with the possibility to expand the surface thanks to the 150 sq m granted by the house plan, for a total of 600 sq m covered.

The rustic, yet to be completed, also includes the construction of a swimming pool, which will have an overflow design, creating a visual effect of "infinity" thanks to the fusion with the sea or the sky. Exterior urban works already planned include water supply through a well, road construction, land clearing and installation of electricity.

The villa is immersed in a striking natural setting, surrounded by Mediterranean plants such as olive trees, myrtle, broom and mastic trees, many of which already exist on the land.

Property ID: IT242941307 - 07021 Arzachena – Sardinien

## All about the location

The Villa Colonica is located in one of the most exclusive areas of the Costa Smeralda, in the town of Arzachena, locality Riolta. This corner of Sardinia, famous for its crystal clear waters and breathtaking landscapes, offers the perfect balance of privacy, luxury and unspoiled nature. The villa's location is ideal for those who wish to immerse themselves in the wild beauty of the island, while remaining within easy reach of the main tourist destinations and exclusive entertainment venues of the Costa Smeralda. Only 5 km from Porto Cervo, the nerve center of the Costa Smeralda, the villa is easily accessible while remaining far from traffic and crowds, thus ensuring tranquility and privacy. In addition, the proximity to the sea (only 3 km) allows you to enjoy the beautiful Sardinian coast and its heavenly beaches, while the surrounding landscape, characterized by the typical Mediterranean scrub, offers a unique and relaxing atmosphere. This strategic location allows living in a natural and serene context, while being within walking distance from the exclusive Yacht Club Costa Smeralda, one of the most prestigious facilities in the area, which boasts swimming pools, fine restaurants, a spa and a panoramic terrace with breathtaking views. The villa is therefore perfect for those who seek the utmost comfort and privacy, but at the same time want to be close to the main services and attractions of the Costa Smeralda.

Property ID: IT242941307 - 07021 Arzachena – Sardinien

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1 Mailand  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

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