

Arzachena – Sardinien

## Exclusive villa in La Mendula: Sardinian charm and total privacy

Property ID: IT244151727



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PURCHASE PRICE: 1.500.000 EUR • LIVING SPACE: ca. 280 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 15.000 m<sup>2</sup>

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## At a glance

Property ID	IT244151727
Living Space	ca. 280 m²
Rooms	6
Bedrooms	5
Bathrooms	4

Purchase Price	1.500.000 EUR
Commission	subject to commission
Total Space	ca. 280 m²
Equipment	Terrace, Swimming pool

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## Energy Data

Energy Certificate

Energy demand  
certificate



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## The property





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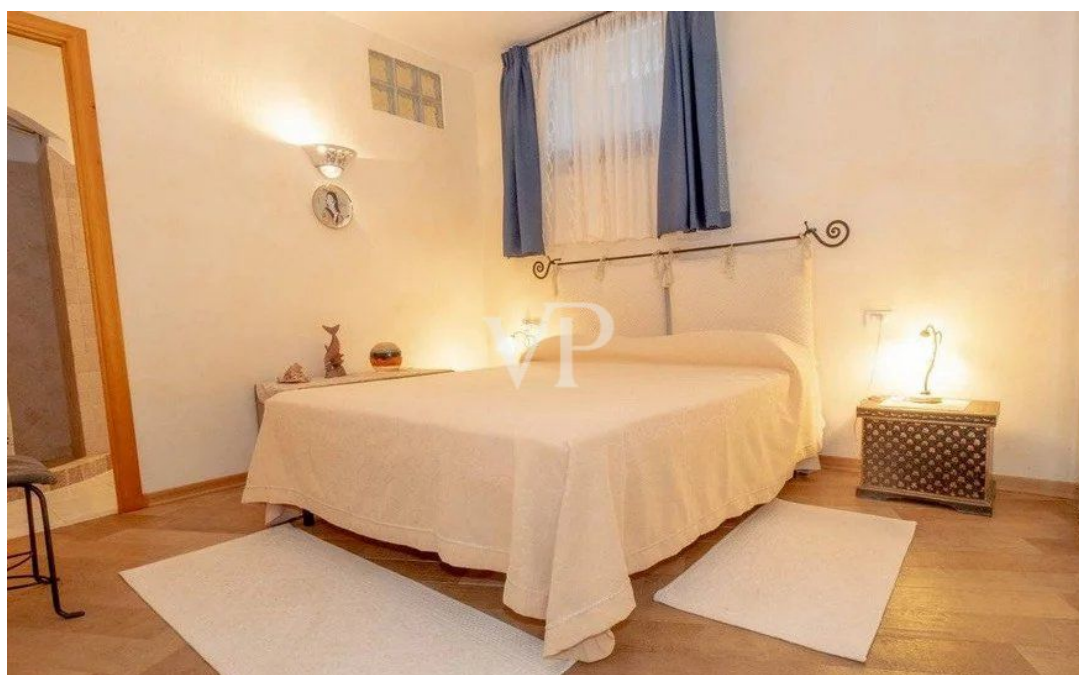
## The property





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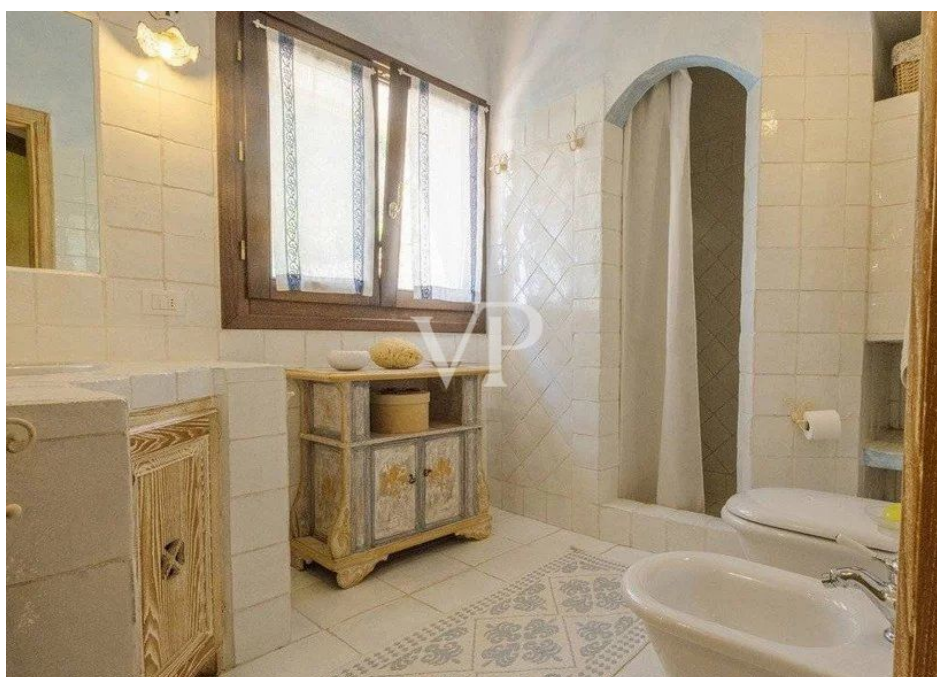
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## A first impression

Nestled in the rolling hills of La Mendula, just a few kilometers from the beautiful Costa Smeralda, this unique villa is an exclusive retreat surrounded by lush Mediterranean vegetation. With an elevated location, the property offers breathtaking panoramic views and absolute privacy. The villa's architecture is a celebration of authenticity and sophistication. Rustic elements such as exposed wooden beams, terracotta floors and a striking fireplace blend harmoniously with elegant design, creating a warm and welcoming atmosphere. The interior spaces, designed with a perfect harmony between style and functionality, blend naturally with the surrounding landscape, reflecting the essence of Sardinian elegance. The outdoor spaces, with great attention to detail, offer a well-maintained garden, a heated swimming pool and large areas to enjoy Sardinia's mild climate. The proximity to the Costa Smeralda provides easy access to dream beaches, fine restaurants and luxury shopping, completing the picture of an oasis of beauty and tranquility. This unique property represents the essence of tradition, luxury and serenity, offering an unforgettable living experience in the heart of Sardinia.



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## Details of amenities

This extraordinary villa, located in the rolling hills of La Mendula near the Costa Smeralda, combines the charm of traditional Sardinian style with the most modern living comforts. With an interior area of 280 m<sup>2</sup>, the villa offers five spacious bedrooms, designed to accommodate up to ten people, and four elegant bathrooms, featuring high-quality materials and attention to detail.

The heart of the villa is the spacious living area with a cozy fireplace, ideal for relaxing moments, accompanied by a separate TV room for entertainment. The kitchen, fully equipped with modern appliances, including a dishwasher, is perfect for meeting all guests' needs.

Outdoor spaces offer a heated swimming pool, barbecue area, solarium, and spacious outdoor dining areas, inviting guests to fully experience the Mediterranean climate. Additional amenities include air conditioning, heating, Wi-Fi, a laundry room with a washer and dryer, a tavern, a wine cellar, and a garage, ensuring uncompromising practicality.

The 15,000-square-meter plot, enriched with native Mediterranean plants and an automatic irrigation system, completes the offerings of this exclusive property, designed to ensure serenity and comfort.

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## Contact partner

For further information, please contact your contact person:

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