



MAIOR CAPITAL

Maior Capital srl

AGENCY — BUDONI

SAN TEODORO — SARDEGNA

Sardinia | San Teodoro | Punta Molara | Exclusive villa with garden on three sides

€ 685.000

PRICE

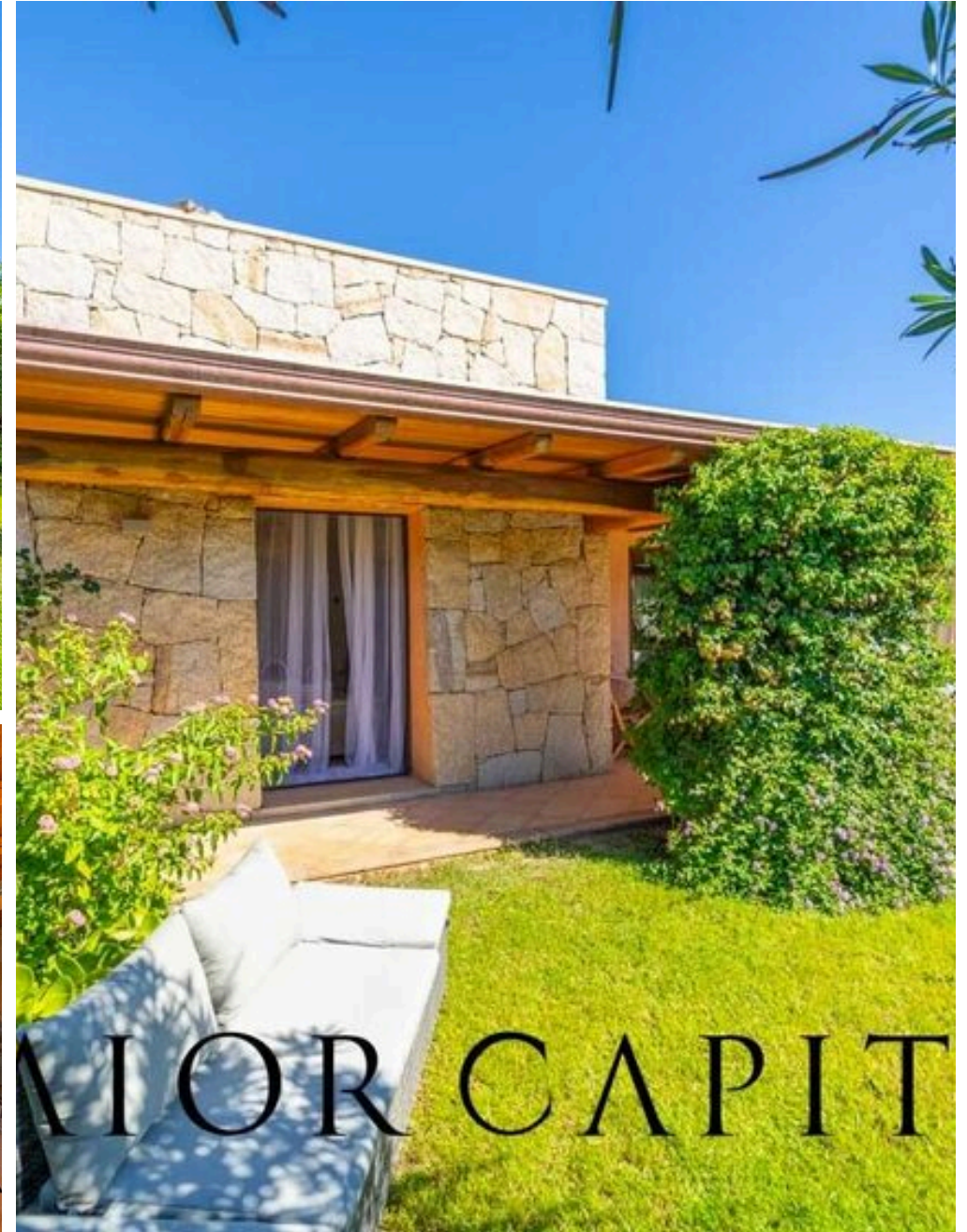
140 m²

SQUARE METRES

4

ROOMS

MAIOR CAPITAL



DESCRIPTION

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Immersed in the tranquility of Punta Molara, this precious residence is a perfect retreat for those seeking elegance and serenity. Surrounded by an intimate, well-kept garden on three sides, the property offers total privacy and a splendid sea view from the sun deck. The entrance opens onto a spacious wooden covered veranda, perfect for moments of relaxation or conviviality in the open air. Inside, the living room with a fully equipped kitchen is spacious and bright, designed to offer maximum comfort and functionality, making it the ideal place to relax or entertain guests. The sleeping area includes a refined master bedroom with en suite bathroom and direct access to the garden, offering a pleasant feeling of freshness and romance. There are also two double rooms, served by a second bathroom, offering generous and cosy space for guests or family members. The garden provides access to the panoramic sun terrace, which offers a 360° view of the entire coastline, perfect for enjoying the sunset with an aperitif. The fine finishes, including Sardinian granite and exposed stone,

together with the wooden roof, add a touch of refinement and authenticity, creating a warm and cosy ambience that reflects a love of detail and quality. The villa in detail Ground floor Covered veranda Spacious living room with kitchenette Master bedroom with access to the outside and en suite bathroom Two double bedrooms Bathroom First floor with access to external staircase Sun terrace with sea view Features: Large private garden on three sides Hot/cold air conditioning system Double parking space Shared water reserve Possibility to purchase the furniture Possibility to build a swimming pool Punta Molara extra services 24-hour security Year-round gardening service Tennis court and five-a-side football pitch Volleyball court and children's area soon to be built Paid shuttle service to reach the coves and move around the resort Why buy it? #1 Exclusive and reserved context #2 900 metres from the beach of Cala Ginepro #3 Fine finishes #4 Absolute privacy #5 Extra services...

 **140 m²**
AREA
 **4**
ROOMS
 **2**
BATHROOMS
 **€ 685.000**

FEATURES



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CONTACTS

Book a visit

Contact us for more information or to schedule a viewing.

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