



MAIOR CAPITAL

## Maior Capital srl

AGENCY — BUDONI

SANTA TERESA GALLURA — SARDEGNA

# Charming Prestige Villa with Sea View and Quick Access to the Beach

€ 1.350.000

PRICE

153 m<sup>2</sup>

SQUARE METRES

0

ROOMS

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## DESCRIPTION

# Charming Prestige Villa with Sea View and Quick Access to the Beach

In an exclusive and charming context, just 150 meters from the beach of Baia Santa Reparata, we offer for sale a prestigious villa with enchanting sea view, immersed in the quietness of nature and designed to offer a unique living experience. The property is enveloped by a private garden that recalls the scents and colors of the Mediterranean scrub, ensuring privacy and a relaxing atmosphere. Here, among panoramic views and shady corners, you can let yourself be carried away by the beauty of the landscape, the sound of the sea and the golden light of the sunsets. A panoramic terrace with a 360° view, connected by an external staircase, dominates the landscape and is the ideal place for moments of conviviality or to enjoy a total immersion in the blue horizon. Indoor granite courtyards and spacious verandas, both covered and uncovered, offer additional spaces dedicated to relaxation, aperitifs, and unforgettable evenings with friends. Inspired by classic Mexican architecture, the villa features sinuous and harmonious forms that make the design

refined and timeless. The entrance leads to a covered veranda with breathtaking sea views, from which one enters the elegantly furnished and well-distributed interiors. The property is complemented by a panoramic jacuzzi, a garage and a convenient outbuilding perfect for guests or service personnel. Located just minutes from renowned destinations in northern Sardinia, the area offers crystal-clear waters, the finest sands and splendid sea routes, including the one to Corsica. The beaches of Capo Testa, with their natural charm, are within easy reach and represent one of the region's best-known gems. An ideal villa for those seeking prestige, privacy and an authentic Mediterranean experience just steps from the sea. Arranged as follows: First Floor: Livable covered veranda Spacious and bright living room Dining room characterized by a dome-shaped vault Double bedroom with en suite bathroom Double bedroom Utility bathroom with shower Ground Floor: Double bedroom with independent access and en suite bathroom Features: Private garden of 1500 sq. m....

 **153 m<sup>2</sup>**  
AREA

 **3**  
BATHROOMS

 **0**  
ROOMS

 **€ 1.350.000**  
PRICE



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.

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