Arzachena – Sardinien

Unique villa with annexe and breathtaking sea views - just 10 minutes from Porto Cervo

Property ID: IT254152202

PURCHASE PRICE: 3.900.000 EUR • **LIVING SPACE:** ca. 450 m^2 • **ROOMS:** 15 • **LAND AREA:** 15.000 m^2

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At a glance

Property ID	IT254152202
Living Space	ca. 450 m²
Rooms	15
Bedrooms	10
Bathrooms	8

Purchase Price	3.900.000 EUR
Commission	Subject to commission
Total Space	ca. 1.997 m²
Equipment	Terrace, Swimming pool, Fireplace

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Energy Data

Type of heating	Central heating
Power Source	Electric
Energy information	At the time of preparing the document, no energy certificate was available.

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A first impression

Nestled in the heart of untouched Mediterranean maquis and framed by striking granite rock formations, this exclusive villa with a separate guesthouse is a true gem on the Costa Smeralda. Set on 1.5 hectares of pristine land, it offers a rare blend of natural beauty and refined living. From the property, sweeping views extend over the emerald-green sea all the way to the islands of Mortorio and Tavolara – a panorama that's simply unmatched.

The expansive estate includes a total of 10 bedrooms and 8 bathrooms, spread across several living units to ensure absolute privacy and comfort. With 5 fully equipped kitchens and 3 elegant living rooms, it’s perfectly suited for large families, entertaining guests, or luxury rental.

Architecturally, the villa blends traditional Sardinian design with top-quality materials and impeccable maintenance. Natural stone, wood, handcrafted tiles, and thoughtful details throughout create a warm and authentic atmosphere. An elegant fireplace adds charm on cooler evenings, while the large swimming pool with sun terraces is seamlessly integrated into the landscape, offering relaxation and breathtaking views.

A peaceful sanctuary surrounded by nature – ideal for those who appreciate the extraordinary.

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All about the location

Santa Teresina – An Idyllic Village in the Heart of Gallura
Santa Teresina is a small, charming village located in the municipality of Arzachena, in northeastern Sardinia, nestled among the gentle hills of the Gallura region. Thanks to its favorable geographic position, the village combines the peaceful atmosphere of the Sardinian countryside with close proximity to the glamorous Costa Smeralda – one of Europe's most exclusive coastal destinations.
The landscape is distinctly Sardinian, characterized by granite rock formations, Mediterranean scrub, olive groves, and sweeping panoramic views. Santa Teresina offers a tranquil, nature-oriented environment appreciated by both locals and international visitors. The area features traditional country homes, modern villas, and well-maintained estates that blend harmoniously into the natural surroundings.
Despite its serene setting, Santa Teresina is well connected: the beaches and resort towns of the Costa Smeralda – including Porto Cervo, Liscia di Vacca, and Baja Sardinia – are just a 10- to 15-minute drive away. The international airport of Olbia-Costa Smeralda is also only about 25 kilometers from the village, ensuring easy accessibility.
Santa Teresina is ideal for those seeking **authentic Sardinia** – away from the crowds, yet close to all necessary amenities. With its unique combination of nature, tranquility, and strategic location, Santa Teresina is a highly desirable area for holiday homes, private retreats, or year-round residences on the island.

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Contact partner

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