



Property 1750331192



Number of beds: 12 + 2
Bedrooms: 6 + 1

Bathrobes and Slippers
Provided for each guest.

 **Air Conditioning Throughout**
The house is fully air-conditioned. Air conditioning is included in the price.

 **Air Conditioning In The Bedrooms**
The house is fully air-conditioned. Air conditioning is included in the price.

 **Hair Dryer In The Bathrooms**

 **Dryer**

 **Barbecue**

Crib

Available For Events
On request, willing to consider any type of event.

Minibar and tea or coffee making facilities
A minibar is available in all rooms.

 **Fibre Internet**

 **Internet in the garden and common areas**

Located in a quiet area and suitable for yoga retreats

The Villa is Less Than 15 km From a Golf Course
The villa is located about 20 km from the Pevero Golf Club in Porto Cervo.

The maximum distance from the city centre is 1.5 km
The square is about a 4-minute drive away.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions

Bath amenities

Initial supply and refill every 7 days.

 Butler

Nearby

The villa is located about 100 m from an ATM, 210 m from Farmacia Villa, 260 m from Ristorante Tartarughino, 350 m from Pasticceria del Molo café, and 800 m from the Despar Porto Rotondo supermarket.

 Gym

 Parking Space

Parking for up to 5 cars within the property. Included in the price.

 Table Tennis

 Swimming Pool

 Heating

The house is fully air-conditioned. Heating is included in the price.

 Heated Pool

Pool heating available on request at an additional cost.

High Chair

 Concierge Service

Service available on-site with staff or remotely, 7 days a week. Included in the price.

 Housekeeping

Cleaning of common areas included in the price. Please note that cleaning of the rooms is available at an additional cost.

Smart TV

 SPA

Sauna available in the master bedroom with a sensory shower. Included in the price.

 Staff living on site

A staff member lives in the annex and is available to guests for the entire duration of their stay. The dépendance is reserved for the staff. Usually, they include their own staff, and for every booking this service is included in the price. The staff on site, in this case the concierge, stays there so they are always available for any issue or request. However, if guests do not wish to have an external person present, or if they have their own staff, such as a bodyguard or nanny, the dépendance can absolutely be freed and made available for their staff. In that case, though, the concierge will not be on site.

Mattress topper

 Sea Views

 Wi-Fi

Insect Screens

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Villa Smeralda is 18 km from Olbia Costa Smeralda Airport, 143 km from Alghero Fertilia Airport, and 271 km from Cagliari Elmas Airport. The villa is in Porto Rotondo, just 450 m from the very centre. The villa is also 2 km from Golfo di Cugnana, 13 km from Portisco, 17 km from San Pantaleo, 22 km from Cala di Volpe, 24 km from Isola di Mortorio, 24 km from Isola Soffi, 26 km from Porto Cervo, 26 km from Arzachena, 31 km from Baia Sardinia.

FEATURES

Main Villa:

- 2 Double Bedrooms
- 2 En-Suite Bathrooms
- Fully Equipped Kitchen
- Bright Living Areas
- Designer Dining Area
- Wine Cellar

Villetta Family:

- 1 Triple Room (1 Double Bed + 1 Single Bed)
- 1 En-Suite Bathroom

Villa Michele:

- 1 Triple Room (1 Double Bed + 1 Single Bed)
- 1 En-Suite Bathroom

Villetta Massimo:

- 1 Double Bedroom
- 1 En-Suite Bathroom

Villetta Ale:

- 1 Double Bedroom
- 1 En-Suite Bathroom

Dépendance (Reserved for Staff):

- 1 Double Bedroom
- 1 En-Suite Bathroom

- Panoramic Infinity Pool
- Teak Sunbathing Area
- Landscaped Garden with Native Plants
- Outdoor Lounge Area
- Double-Sized Teak Gazebo
- Poolside Outdoor Shower
- Covered Veranda for Outdoor Dining
- Barbecue Area and Outdoor Kitchen
- Outdoor Gym Set in the Garden and Fitness Tower
- Bioclimatic Pergola With Adjustable Lighting



DESCRIPTION

Property 1750331192 - PORTO ROTONDO

6+1 Bedrooms

Location and Surrounding Area

Property 1750331192 is ideally located in Porto Rotondo, just a six-minute walk from the central Piazzetta. Set in a quiet, elevated position, the villa offers privacy and calm while remaining close to shops, restaurants, and the marina. Open views extend across the Gulf of Cugnana and the surrounding coastline, creating a beautiful backdrop throughout the day. This location allows guests to enjoy Porto Rotondo entirely on foot, combining a peaceful setting with the convenience of being at the heart of Costa Smeralda.

Property 1750331192 is set in the heart of Costa Smeralda, one of Sardinia's most iconic and sought-after destinations, renowned for its crystal-clear waters, sculpted granite coastline, and unspoilt Mediterranean landscapes. The area is dotted with secluded coves and famous beaches, where soft white sand meets turquoise seas, offering endless opportunities for swimming, boating, and moments of pure relaxation in a setting of extraordinary natural beauty.

A short drive from the villa leads to some of the most celebrated locations in the region, including Porto Cervo, known for its luxury boutiques, world-class restaurants, and iconic marina, as well as Cala di Volpe, Portisco, and the islands of Mortorio and Soffi, easily reached by boat. These destinations offer a perfect mix of refined elegance, lively summer atmosphere, and authentic Sardinian charm, making every excursion a memorable experience shaped by stunning scenery and coastal beauty.

Beyond the coastline, the surroundings reveal a more traditional side of Sardinia. The historic town of Arzachena, with its ancient sites and local atmosphere, offers a glimpse into the island's cultural heritage, while the inland countryside invites guests to discover local flavours, wineries, and traditional restaurants. Whether exploring lively seaside resorts or quieter natural landscapes, the area around Property 1750331192 offers a rich and varied experience, perfectly complementing the serenity of the villa itself.

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The Property

Nestled within a private park in Porto Rotondo, Property 1750331192 boasts refined luxury and contemporary design, combining modernity with Sardinian materials. Every detail has been meticulously curated, from the two fully equipped kitchens to the living spaces that blend indoor comfort with the surrounding natural beauty. The estate comprises a central main villa and four independent small villas, offering accommodation for up to 12 guests across 6 bedrooms. Please note that the dépendance (for 2 people) is reserved for staff.

At the heart of the property lies an infinity pool with a teak sunbathing area, surrounded by native plants, loungers, and a large round sofa. A double-sized teak gazebo offers a shaded retreat, while a poolside outdoor shower provides refreshment. Guests can enjoy al fresco dining under the veranda, or make use of the barbecue area and outdoor kitchen. The villa also features two wellness areas: an outdoor gym set in a lush part of the garden, and a fitness tower under a bioclimatic pergola with adjustable lighting.

The property's elevated position affords sweeping views from the Gulf of Cugnana to Mortorio, including Portisco, Cala di Volpe, and Porto Rotondo's marinas, while remaining just 400 metres from the vibrant Piazzetta. Inside, Property 1750331192 exudes elegance, light, and comfort. Property 1750331192 offers a carefully designed combination of main villa and independent small villas, accommodating up to 12 guests in total, with all bedrooms featuring en-suite bathrooms for maximum privacy and comfort.

Main Villa:

The main villa is filled with natural light through panoramic windows, offering postcard-worthy views of the gardens, pool, and surrounding landscape. The living areas feature a 100-inch TV visible from the verandas, a designer dining area, and a wine cellar. Two kitchens (one internal, one external) are fully equipped with appliances, tableware, and everything needed for gourmet dining. The interiors of all villas were refurbished in 2024, with contemporary furniture, marble floors, and attention to every luxury detail.

The Main Villa hosts two luxurious bedrooms, both with en-suite bathrooms with showers. The master suite is exceptional, featuring three walls of windows, a large Radaelli tatami bed, a walk-in closet, and an en-suite bathroom with a sauna and an emotional shower, creating a truly indulgent experience. A second double bedroom with balcony, large en-suite bathroom with shower, and work area completes the main villa accommodation.

Independent Small Villas:

The five small villas scattered throughout the park offer privacy, comfort, and connection with nature. The Villetta Family offers a triple bedroom with one double bed and one single bed, complete with en-suite bathroom with shower, ideal for families with children, and a spacious 50-sqm veranda. Villetta Michele also has a triple bedroom with one double and one single bed, with an en-suite bathroom with shower, providing a private and comfortable space surrounded by nature.

Villetta Massimo and Villetta Ale each feature a double bedroom with en-suite bathroom with shower, perfect for couples seeking intimacy and tranquillity. Finally, the Dépendance, reserved for staff, includes a double bedroom with an en-suite bathroom with shower, ensuring the main villa and small villas remain fully private for guests. Every small villa is equipped with air conditioning, heating, and luxury finishes, including Orosei marble floors and modern furnishings.

PHOTOS















