



MAIOR CAPITAL

## Maior Capital srl

AGENCY — BUDONI

SAN TEODORO — SARDEGNA

# San Teodoro | Punta Molarà | Single villa sea view with large private park

€ 1.690.000

PRICE

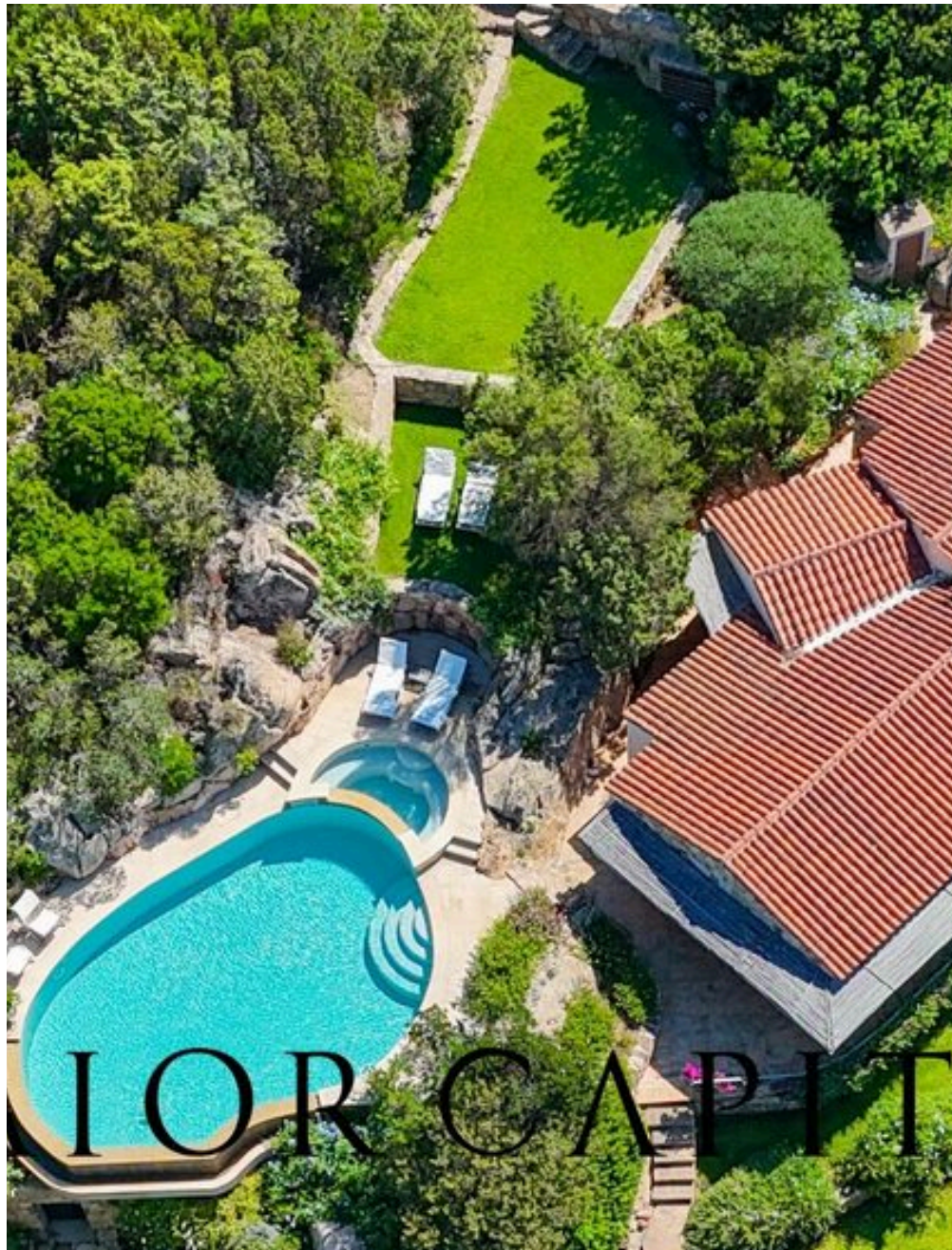
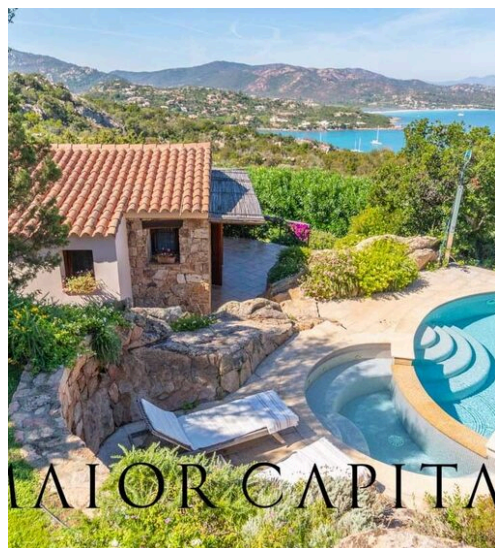
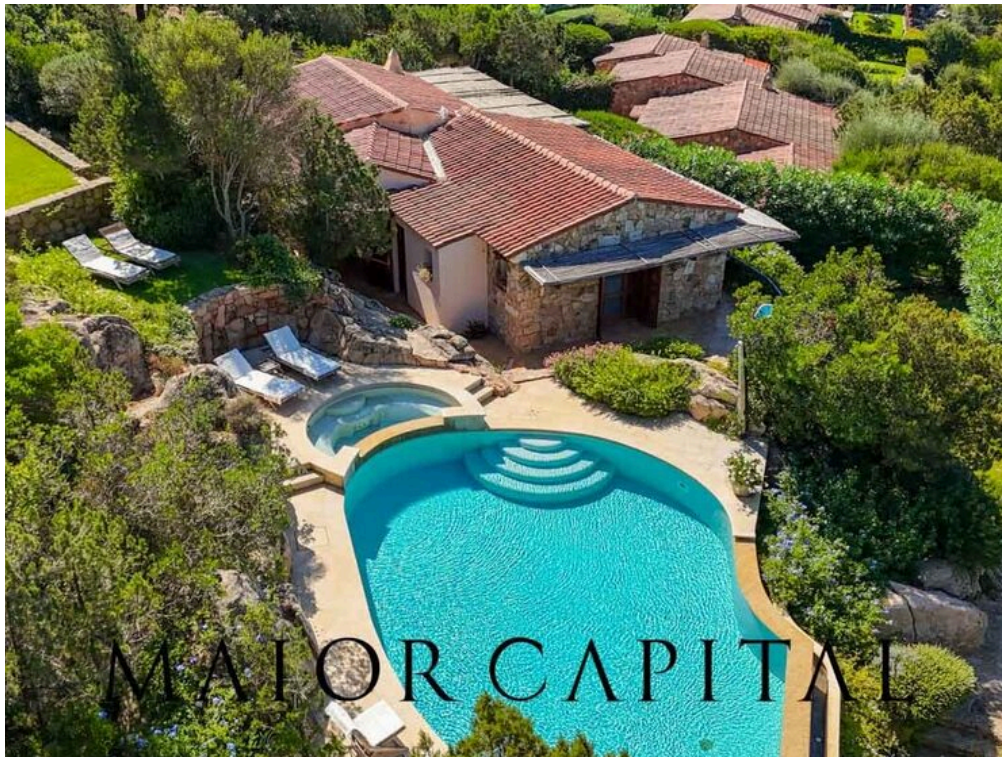
190 m<sup>2</sup>

SQUARE METRES

0

ROOMS

# The Spaces





## DESCRIPTION


# San Teodoro | Punta Molara | Single villa sea view with large private park


This exclusive detached villa is located in Punta Molara, one of the most fascinating and reserved places of the northeastern coast of Sardinia, within the prestigious condominium "Cielo e Mare", a residential area of great value that guarantees tranquility and security. The villa offers a panoramic sea view that captures the eye and fits perfectly in a natural setting of rare beauty, surrounded by lush Mediterranean vegetation and an atmosphere of absolute privacy. The access to the villa is completely independent, ensuring privacy and discretion. A private gate leads to a shady driveway that winds through the park, where there is ample parking that can comfortably accommodate up to three cars. The natural garden surrounding the villa is laid out on several levels, offering breathtaking panoramic views and a variety of native plants, including junipers, strawberry trees, lavenders and evergreen flowers. One of the most fascinating aspects of the property is its elevated position, which affords spectacular views of Cala Gircolu

Bay, famous for its crystal-clear waters and pristine beaches. Every outdoor space is designed to enhance the landscape, starting with the main covered veranda, where you can enjoy the sea view in total privacy. Internally, the villa is developed entirely on one level, ensuring a comfortable and functional distribution. The main entrance leads to a large, bright living room that overlooks the outdoor veranda. The well-organized and separate kitchen is hidden by a sliding door and benefits from a window that opens onto the surrounding greenery. The sleeping area consists of three bedrooms, including a master suite with en suite bathroom and direct access to the exterior. The third bedroom, bright and private, is served by a guest bathroom, with an independent entrance from the back of the villa, an ideal solution to ensure more privacy. The terraced garden integrates perfectly with the morphology of the land, and the private pool, framed by natural rocks and aromatic plants, is the focal point of the outdoor area....

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

 **0**  
ROOMS

 **3**  
BATHROOMS

 **€ 1.690.000**  
PRICE

## FEATURES



GARDEN



REAL ESTATE INCOME



INDEPENDENT SWIMMING POOL



SEA VIEW



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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