



## Property 10316



**Number of beds:** 12  
**Bedrooms:** 6

### Pets Allowed

Pets allowed upon request at an additional cost.

### Playground

### Air Conditioning Throughout

Air conditioning available in the kitchen, TV room and living room, and all bedrooms. Included in the rental price.

### Air Conditioning In The Bedrooms

Air conditioning available in all bedrooms. Included in the rental price.

### Hair Dryer In The Bathrooms

### Barbecue

### Safe

One safe box available in one of the common areas.

### Crib

### Available For Events

On request, the villa is available for events.

### Stereo system and DVD

### 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 about 13 km from Puntaldia Golf Club.

The maximum distance from the city centre is 1.5 km

The villa is about 1,5 km from the center of Porto San Paolo.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

6 Bedrooms: 4 double bedrooms (queen-size beds) and 2 twin rooms. Mattress height: approx. 20 cm.



Parking Space

Parking space for five cars (two cars in a shaded area). Included in the rental price.



Table Tennis



Swimming Pool

Irregular-shaped pool with water jets (please note that this part of the pool is not a Jacuzzi and the water jets are not heated). Approx. 10 x 20 m. Depth: 3 m. Please note that the pool is open from Saturday May 4th to Saturday October 5th.



Heating

Heating with air conditioners. Included in the rental price.

High Chair



Housekeeping

Daily housekeeping (from Monday to Sunday, 3 hours per day). Included in the rental price.

Smart TV



Pool Table

Mattress topper



Satellite TV



Countryside View



City Views



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 Blu Bay is 12 km from Olbia Costa Smerlanda Airport. Porto Taverna is 5 km from the villa, Capo Ceraso is 7 km, Capo Coda Cavallo is 13 km, Olbia is 15 km, Sa Testa is 20 km, Pittulongu is 21 km, Porto Rotondo is 30 km, Golfo Aranci is 34 km, Porto Cervo is 43 km. The villa is located near the center of Porto San Paolo, where all the necessary services can be easily found.

## FEATURES

- 6 Bedrooms (4 Double Bedrooms + 2 Twin Rooms)
- 6 Bathrooms
- Swimming Pool with Water Jets (Not Heated)
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Living Room
- Dining Room
- Outdoor Lounge Area
- Outdoor Dining Area
- Garden
- Study
- Games Room
- Arcade Game
- Pinball
- Pool Table and Foosball
- Oven and Microwave
- Printer



# DESCRIPTION

## Property 10316 - PORTO SAN PAOLO

### 6 Bedrooms

#### Location and Surrounding Area

Located in Porto San Paolo, near Olbia, one of Sardinia's most captivating locations, this exclusive six-bedroom villa offers complete privacy and tranquility, making it a unique retreat for those eager to explore the area's stunning beaches and crystal-clear waters. The coastal stretch south of Olbia has transformed from a rugged wilderness into a sought-after destination, attracting Italians and international holiday-makers to its beautiful shores every summer.

Despite some recent development that has impacted the landscape, the seaward view remains unspoiled, dominated by the striking silhouettes of the Tavolara and Molara islands. Porto San Paolo, the largest town along the coast south of Olbia, is a modern settlement that tends to be quiet for most of the year but comes alive with visitors during the summer months.

While there is a sandy beach within Porto San Paolo, the best beaches are just a short distance away. Porto Istana, a few kilometers north, features a sandy bay with calm waters protected by Tavolara, along with sun loungers for rent and a summer bar. From there, it's easy to explore Capo Ceraso, at the southern tip of the Golfo di Olbia, where more beautiful beaches are nestled among Mediterranean scrub and pink rocks.

Three kilometers south of Porto San Paolo, Porto Taverna offers good swimming opportunities, while Capo Coda Cavallo provides more seclusion and breathtaking views of Molara. The islands of Tavolara and Molara, rising dramatically from the coast east of Olbia, are excellent destinations for a day trip, with boat excursions offering close-up views and crystal-clear swimming spots around their shores.

Just a kilometer or two beyond Sa Testa on the Golfo Aranci road, you'll find Pittulongu, a favorite local swimming spot with three beaches overlooking Tavolara. The resort is well-equipped with facilities for renting sun loungers and parasols during the summer months. Nearby Porto Rotondo, developed in the wake of Costa Smeralda's rise, features orange villas sprawling over the hills, chic boutiques, and a modern granite church in the central Piazzetta San Marco.

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#### The Property

Set in a beautiful garden with expansive panoramic views of the Tyrrhenian Sea, Property 10316 provides the perfect retreat for those seeking complete privacy and relaxation in one of the most evocative corners of Northern Sardinia. With a generous fully-furnished patio and an exceptional pool, this magnificent villa boasts an impressive sense of space. Offering a calm atmosphere, the villa can accommodate up to twelve guests, featuring six bedrooms and six bathrooms spread over two floors.

Surrounded by a lush garden, this splendid villa boasts a large pool with water jets (please note that this part of the pool is not a Jacuzzi and the water jets are not heated) and a generous poolside area furnished with comfortable sun loungers, inviting guests to sit back and unwind while enjoying the panoramic views. Offering a peaceful atmosphere, the villa also features a spacious patio with a large dining area and lounge area for relaxing and socialising. With gorgeous views of the sea, the garden is the perfect retreat to sunbathe or sip a cocktail. Please note that the pool is open from the beginning of May to the beginning of October.

Accessed from the garden, the ground floor of the villa boasts a spacious living room with white sofas providing ample seating, a generous dining room with a large table, a lounge area with a flat-screen TV, a study with a desk and printer, and a fully-equipped kitchen. On the same floor, you will also find a master bedroom with an en-suite bathroom featuring a large tub and separate shower stall, two comfortable double bedrooms each with an en-suite bathroom with tub and shower, and a twin room with a private bathroom with a shower.

On the lower floor, you will find a comfortable twin bedroom with an en-suite bathroom with tub and shower, and a spacious double bedroom complete with an en-suite bathroom with tub and shower. This floor also includes a second kitchen used as a laundry room, and an exceptional games room complete with table tennis, a pool table, pinball, foosball, and an exclusive arcade game. The villa also features wireless Internet access throughout the property and air conditioning in all bedrooms.

# PHOTOS













