Sardegna

Porto Pozzo

Ref. 6585: Sea views, private pool and the essence of Sardinia. A detached villa in Porto Pozzo, between Palau and Santa Teresa, where turquoise waters, islands and the authentic charm of a small coastal village come together.
Asking Price: € 695.000



Description

VILLA SERENA — LUXURY, TRANQUILLITY AND THE SEA OF GALLURA

A unique detached villa in a prime location in northern Sardinia, where the tranquillity of a small-scale borgo blends with a spectacular coastal landscape. Villa Serena is situated near Porto Pozzo, a charming little village on a natural inlet between Palau and Santa Teresa Gallura. From the villa, a stunning panoramic view opens out towards the sea, taking in Spargi and the surroundings of La Coluccia.

Porto Pozzo is not an isolated holiday destination, but a lively and compact coastal village with restaurants, bars, everyday amenities, a supermarket and a small marina. The sea and the harbour are just a short distance away. This makes the villa ideal both for those wishing to live here long-term and for those seeking a high-quality second home or an attractive holiday investment.

The location is particularly convenient. Santa Teresa Gallura is around 11–12 kilometres away and Palau approximately 12–13 kilometres away. Both towns offer excellent connections to the rest of Sardinia, as well as ferry services to the mainland and the surrounding islands. Olbia Costa Smeralda Airport is about an hour's drive away. The famous beaches of Gallura, the Costa Smeralda and the islands of the Maddalena Archipelago are easily accessible.

The villa features a spacious and contemporary layout with large windows that literally bring the Mediterranean landscape indoors. The living area is light and airy and opens onto the outdoor spaces, allowing indoor and outdoor living to flow together naturally.

Outside, the private swimming pool forms the heart of the villa. Surrounding it are terraces and a sunny outdoor area, perfect for spending long summer evenings, lunches with friends or peaceful mornings overlooking the sea. A covered terrace and barbecue area complete the outdoor experience. The large sun terrace also offers extra space to enjoy the panoramic views.

Features

- Detached villa with approximately 206 m² of usable floor area
- Approximately 198 m² of living/built-up area
- 3 spacious bedrooms
- 2 bathrooms
- Spacious, light-filled living area
- Large panoramic windows
- Private swimming pool
- Spacious terraces and sun deck
- Large solarium of approximately 56 m²
- Covered outdoor area
- Barbecue area

- Private garden
- 2 covered parking spaces
- Photovoltaic system
- Energy efficiency class A4
- Air conditioning for heating and cooling
- Modern, energy-efficient construction
- Option to choose certain finishes to suit your own taste, depending on the stage of construction

A place to live and enjoy life

The appeal of Villa Serena lies not only in the villa itself, but in the combination of privacy, sea views, amenities and accessibility. You'll enjoy peaceful living in a small Sardinian borgo, whilst being within easy reach of the beaches, restaurants, harbours and amenities of Porto Pozzo, Palau and Santa Teresa.

The villa is particularly well-suited as a permanent home, a luxury second home, a family retreat or a high-end holiday home. For those who know Sardinia mainly for the Costa Smeralda, this location also offers an interesting alternative: the same spectacular Gallurese countryside and turquoise sea, but with a more intimate and authentic village atmosphere.

Pictures











0. PIANO TERRA 1:100

COPERTURA 1:200

	Superficie netta		Superficie di vendita
Villa Serena			113,59
Verande scoperta	48,10	30%	14,43
Zona barbecue e verande coperte	28,80	50%	14,40
Giardino fino a 100 m²	100,00	10%	10,00
Giardino oltre 100 m²	60,02	3%	1,80
Casotto impianti	4,79	50%	2,39
Zona parcheggio	51,45	30%	15,43
Piscina	34,05	50%	17,02
Terrazzo piano primo	56,49	30%	16,94
			206,00

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Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6585
- Villa/Farmhouse
- Seaview
- Panoramic View
- 1 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 695.000

- Floorspace: 206 m^2
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Newly built
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

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