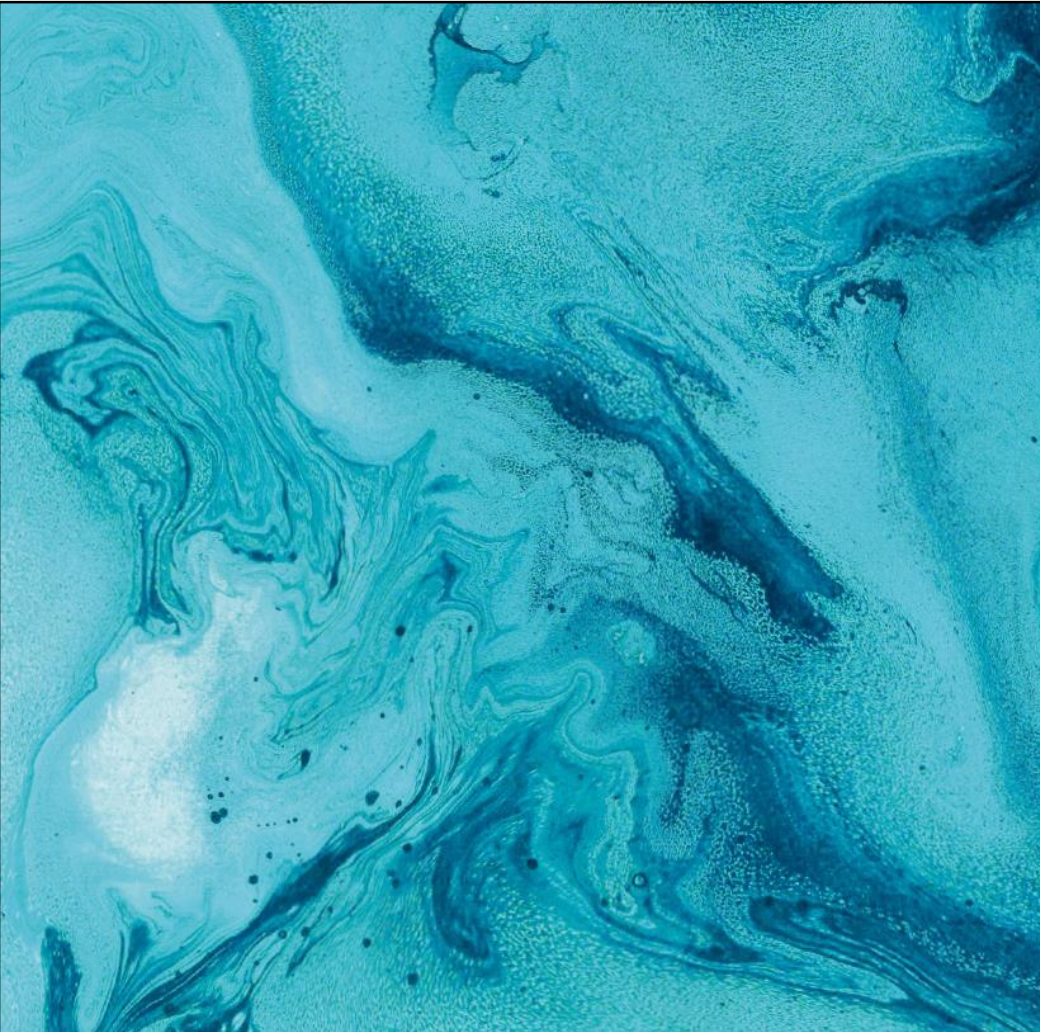




Y.H. S.R.L.

Villa 'La più bella della Baia (Dianthos)

Baia Santa Reparata, Santa Teresa di Gallura (OT)



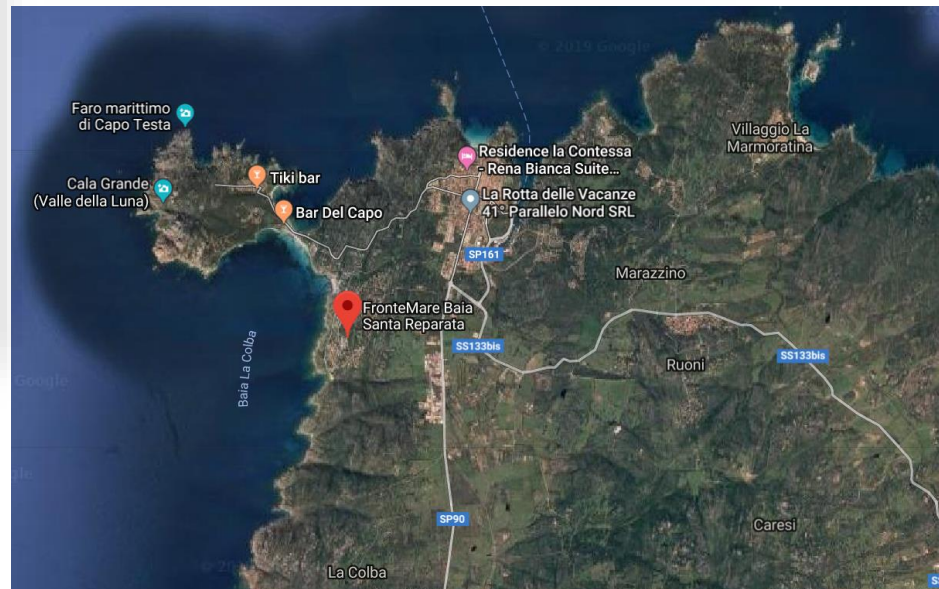
“LA SARDEGNA...
QUESTA TERRA NON
ASSOMIGLIA AD ALCUN
ALTRO LUOGO.”

David Herbert Lawrence

*“Sardinia ... this land remembers no other place.”
David Herbert Lawrence*

Villa 'La più bella'

Overview



The villa is located in Baia Santa Reparata 2.5 km from the center of Santa Teresa Gallura and 3 km from Capotesta.

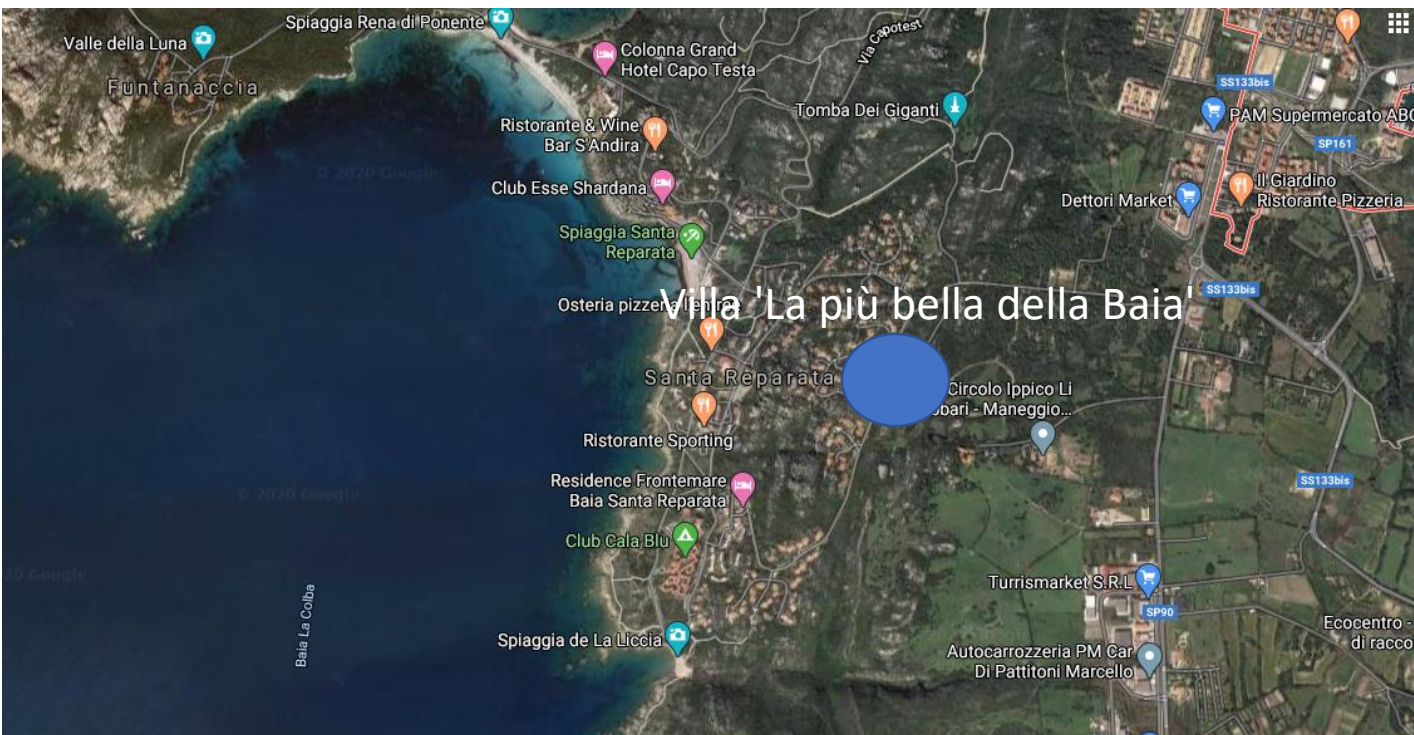
Santa Teresa Gallura can be reached by plane from Olbia (60km) and Alghero (125km) airports; or in ship from the port of Santa Teresa Gallura (3.5km), of Palau (25km) and from the ports of Olbia and Golfo Aranci (60km)

Villa 'La più bella'

Overview

The villa is located in the municipality of Santa Teresa di Gallura (SS), inside Baia Santa Reparata, close to Capo Testa and the isthmus "of the two seas".

It stands in a panoramic position at 800m. from the sea on a plot of 8,526 sqm. in a context of absolute privacy, immersed in the Mediterranean scrub and among suggestive granite stones. Just 600m. there are services such as restaurants, bars, minimarket. The Baia Santa Reparata beach, partly free and partly equipped, is just a few minutes away.





There are the living room, the kitchen, 4 bedrooms, 4 bathrooms, patios and verandas, large technical rooms and the private swimming pool, which can still be positioned in another point and with another shape if desired (by presenting an appropriate design variant).

Villa 'La più bella'

What was once a 'Stazzo Gallurese' evolves into a newly built luxurious villa (with energy class to be attributed), now in the 'rough' which has benefited from an interesting increase in volume thanks to the 'house plan' project already approved. It has a total internal surface of 140 square meters divided into two bodies, the first houses two double bedrooms, two bathrooms, kitchen and large living room, the second (with a beautiful sea view) hosts two other double bedrooms and two bathrooms. The property includes a private swimming pool, large technical rooms, outdoor living spaces both covered and uncovered and parking spaces. The lot, very large (8,526 square meters), offers various possibilities for using the outdoor spaces. The finishes can be of a high level and still customizable at this stage.



Villa 'La più bella'

Overview

Part of the property is built close to a large granite outcrop, sheltered from the wind in a **unique and highly suggestive context.**

Villa 'La più bella'

Photo of the lot



Villa 'La più bella'

Photos of the construction site, and views



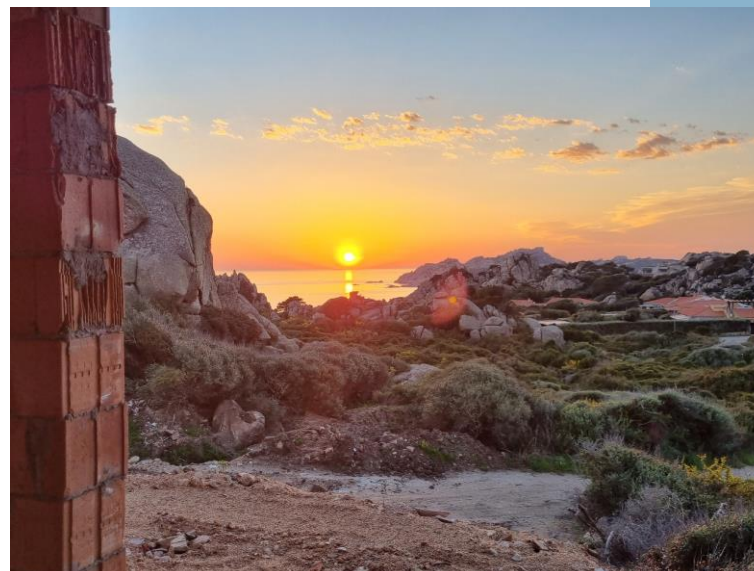
Villa 'La più bella'

Photos of the main building site



Villa 'La più bella'

Photos of the second building and views



Villa 'La più bella'

Sea view from the villa





Villa 'La più bella'

The Villa stands on a hill in front of the beautiful Santa Reparata Bay from which it enjoys an incomparable view. The construction concerns the evolution of an ancient country house typical of Gallura, the 'Stazzo', of which it takes up some essential forms. The villa consists of two blocks separated by a large veranda. The long living area with kitchen thanks to the numerous windows offers a complete view of the surrounding nature, in the second block we find other 2 double bedrooms each with its own private bathroom from which you can enjoy an enchanting sea view.

Villa 'La più bella'

Rendering of the possible
finishes



Villa 'La più bella'

Rendering of the possible finishes



Villa 'La più bella'

Rendering of the possible
finishes





Villa 'La più bella'

Surface summary

Lot size: 8,526 sq.m. (photo)

Covered area: 140 sq.m.
(living room, kitchen, 4 bedrooms,
4 bathrooms)

Area of patios and decks: 121 sq.m.

Garden area: 8.200 sq.m.

Pool surface: 57 sq.m.

Technical rooms: to be defined

Energy class in progress
of definition

Villa 'La più bella della Baia' (Dianthos)



Y.H. S.r.l.

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