

Aglientu - Portobello

# Beautiful villa with pool in Portobello di Gallura - Oniria

**Property ID: IT262942910**



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**PURCHASE PRICE: 4.200.000 EUR • ROOMS: 7**

**Property ID: IT262942910 - 07020 Aglientu - Portobello**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT262942910 |
| Rooms                | 7           |
| Bedrooms             | 4           |
| Bathrooms            | 4           |
| Year of construction | 2026        |
| Type of parking      | 3 x Other   |

|                |                        |
|----------------|------------------------|
| Purchase Price | 4.200.000 EUR          |
| Commission     | Subject to commission  |
| Total Space    | ca. 270 m <sup>2</sup> |
| Usable Space   | ca. 270 m <sup>2</sup> |
| Equipment      | Swimming pool          |

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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy certificate valid until | 31.01.2036                   | Final Energy Demand                                  | 19.02 kWh/m²a             |
|                                |                              | Energy efficiency class                              | A+                        |
|                                |                              | Year of construction according to energy certificate | 2026                      |



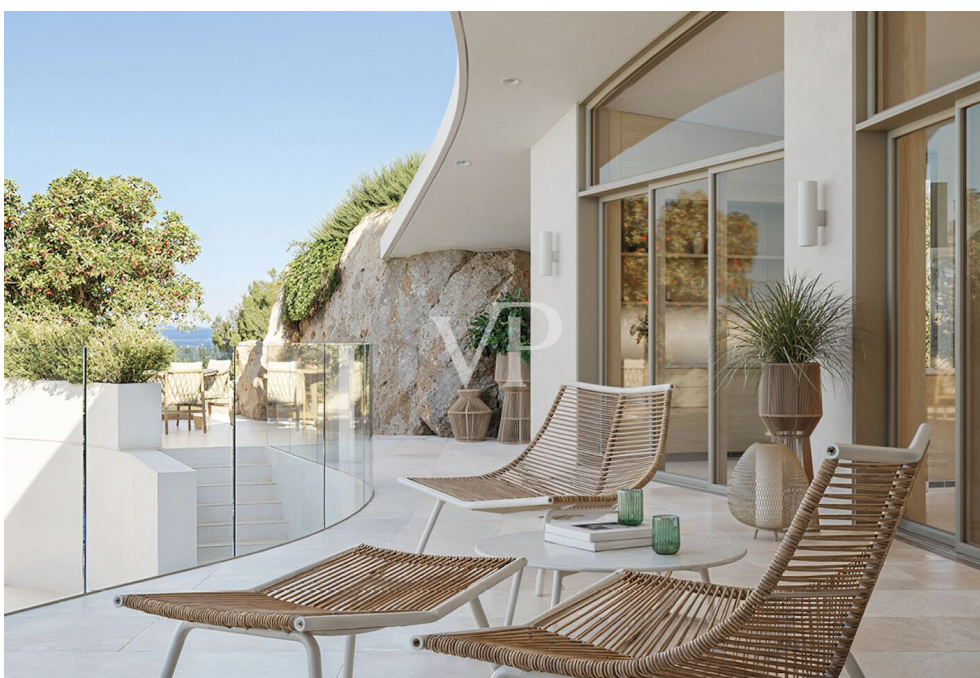
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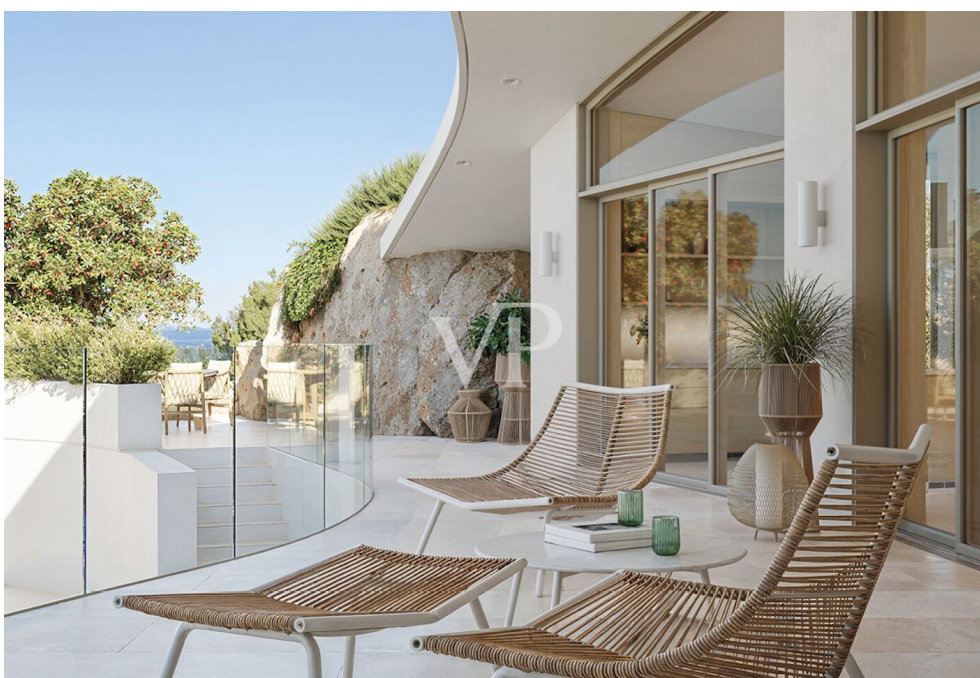
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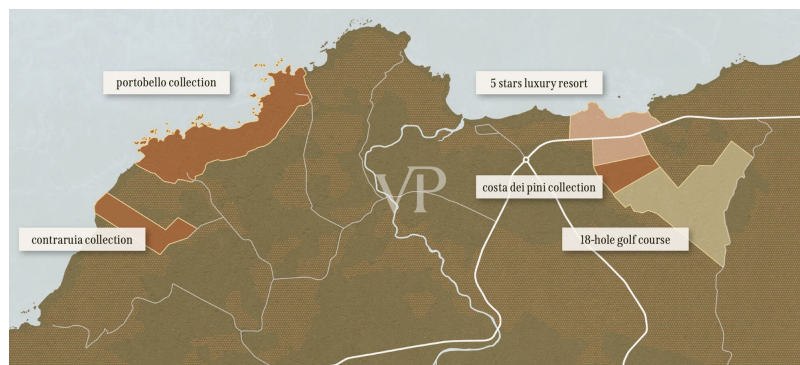
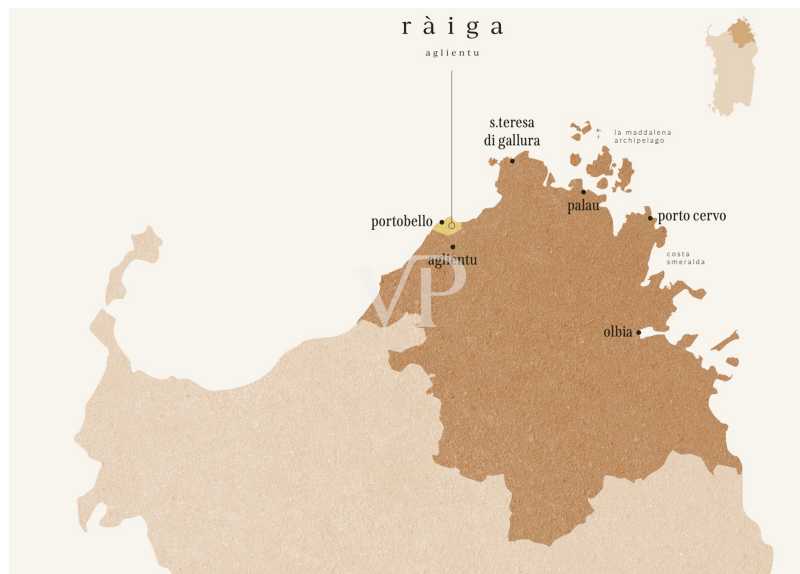
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## The property



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## Floor plans

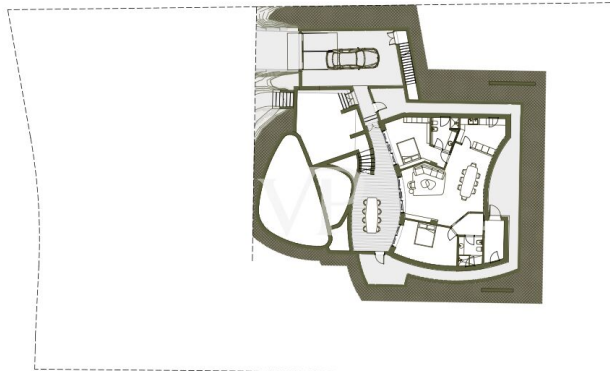






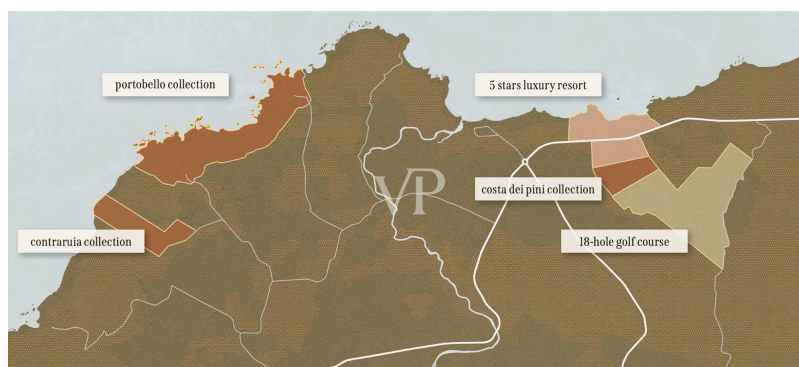
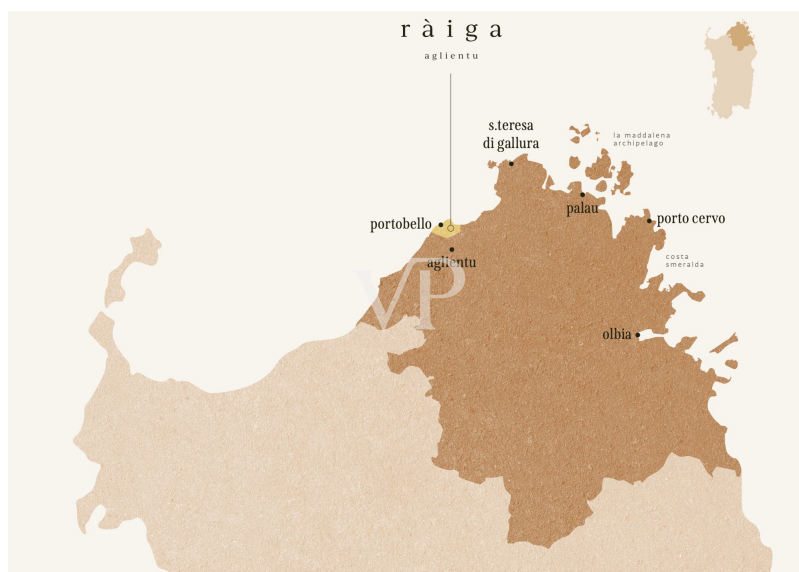


 ground floor interior



 basement floor





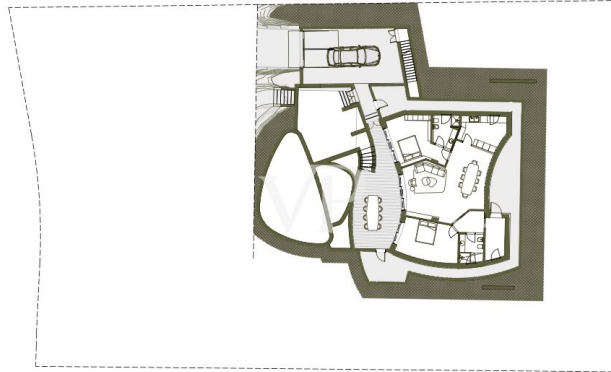


⊕  
ground floor exterior



⊕  
ground floor interior





⊕<sup>n</sup>  
basement floor

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Within the most authentic and unspoiled setting of Gallura, where nature unfolds between the deep blue sea and wind-sculpted forms, a property takes shape that interprets luxury in a contemporary way. Here, privilege lies in experiencing time differently, in perfect balance between privacy, beauty, and connection with the surroundings.

Set within the exclusive residential park of Portobello di Gallura, a protected oasis of over one hundred hectares of Mediterranean maquis and three kilometers of coastline, the villa represents a rare retreat designed for a discerning clientele. Controlled access and curated services ensure security and tranquility, preserving the harmony of the landscape.

The property blends naturally into its environment, with organic forms that dialogue with dunes and sea. An architecture that does not impose itself but reveals itself, enhancing light as a central element and creating ever-changing atmospheres.

The interiors are arranged over two levels totaling approximately 270 sqm, set on a private plot of about 1,780 sqm. Floor-to-ceiling windows dissolve the boundary between inside and outside, allowing light and sea breeze to flow through. The main floor features an open-plan living area with integrated kitchen of approximately 57 sqm, seamlessly connected to terraces and an outdoor living area of about 120 sqm, along with two bedrooms (approximately 29 sqm and 16 sqm) and direct access to the pool deck and main swimming pool.

The lower level offers a second living area of approximately 57 sqm, three additional rooms (approximately 15 sqm, 14 sqm and 11 sqm), an exterior deck of about 55 sqm, a lagoon-style pool, private garage, and service areas.

The garden is conceived as a private sanctuary, with panoramic terraces and pools integrated into the landscape, designed to offer quiet and connection with nature.

The interiors reflect the excellence of Italian craftsmanship, with bespoke furnishings, natural materials, and refined finishes. Every detail is essential, creating a timeless and elegant living experience.

Discreet, tailor-made services complete the offering, ensuring absolute comfort while respecting privacy.

A property that is not simply a residence, but an authentic experience, where luxury is truly lived and felt.



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## Details of amenities

- Villa of new construction inserted in the exclusive context of Portobello di Gallura, within the project Ràiga Aglientu
  - Private plot of about 1,780 sqm immersed in the Mediterranean maquis, with maximum privacy and controlled accesses
  - Interior surface of about 270 sqm distributed on two levels
  - Organic architecture perfectly integrated in the landscape, with large windows and strong connection between interior and exterior
  - Open-plan living area with eat-in kitchen and direct access to panoramic terraces
  - Extensive outdoor areas: approximately 120 sqm of outdoor living and 55 sqm of lower deck
  - Main pool and lagoon-style pool, integrated into the natural surroundings
  - Fully customizable interior spaces: number and configuration of bedrooms, bathrooms, studio and hobby room definable to buyer's specifications
  - Second living area on the lower floor, ideal as relaxation, wellness or entertainment area
  - Private garage of about 43.5 sqm
  - High-level finishes with natural materials and custom-made furniture, an expression of Italian craftsmanship excellence
  - Exclusive and personalized services (concierge, private chef, maintenance, transfers by land, sea and air)
  - Access to high-end amenities within the resort, including common areas and private marina
  - Plans to build an 18-hole golf course in the immediate vicinity
  - Easily accessible heliport for quick and confidential connections
- Being under construction, the property offers a high degree of customization.

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## All about the location

**Strategic location:**

**25 minutes' drive from Santa Teresa di Gallura**

**1 hour and 10 minutes drive from Olbia Port and Airport**

**1 hour and 45 minutes' drive from Alghero Airport**

**1 hour and 20 minutes' drive from the Port of Porto Torres**



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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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