

Loiri Porto San Paolo - Porto San Paolo

New-build project in Tiriddò: Building plot with breathtaking views

Property ID: IT264153236



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PURCHASE PRICE: 870.000 EUR • LIVING SPACE: ca. 220 m² • ROOMS: 6 • LAND AREA: 100 m²

Property ID: IT264153236 - 07020 Loiri Porto San Paolo - Porto San Paolo

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At a glance

Property ID	IT264153236
Living Space	ca. 220 m ²
Rooms	6
Bedrooms	5
Bathrooms	4
Year of construction	2026

Purchase Price	870.000 EUR
House	Single-family house / Detached house
Commission	Subject to commission
Total Space	ca. 220 m ²
Condition of property	Shell
Equipment	Terrace, Swimming pool, Fireplace

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Energy Data

Energy Source	Alternative	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.09.2036		
Power Source	Electric	Final Energy Demand	20.00 kWh/m²a
		Energy efficiency class	A

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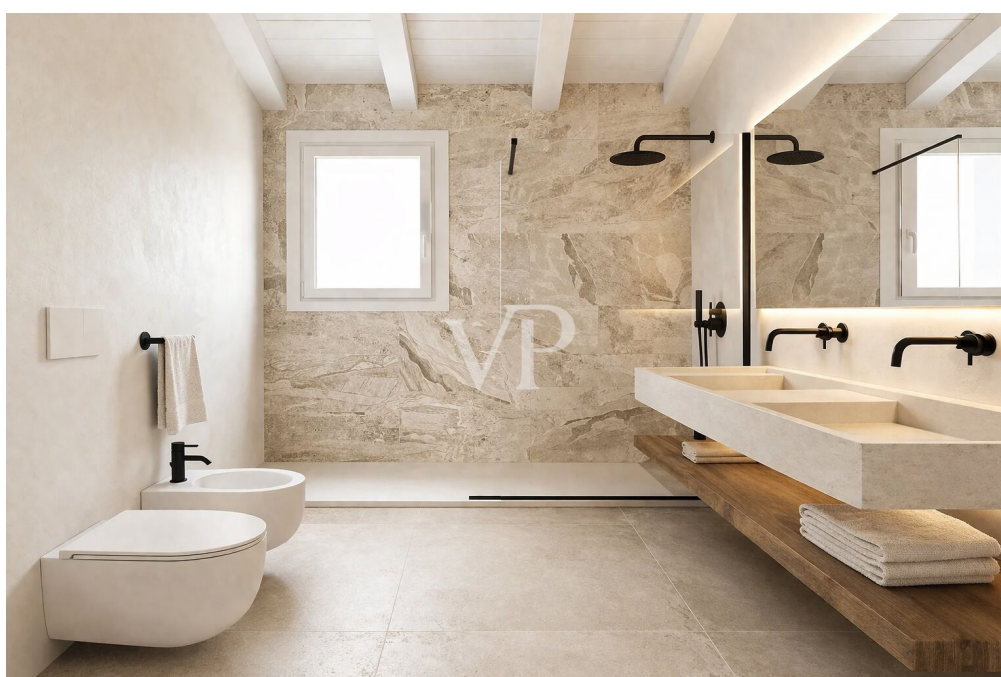
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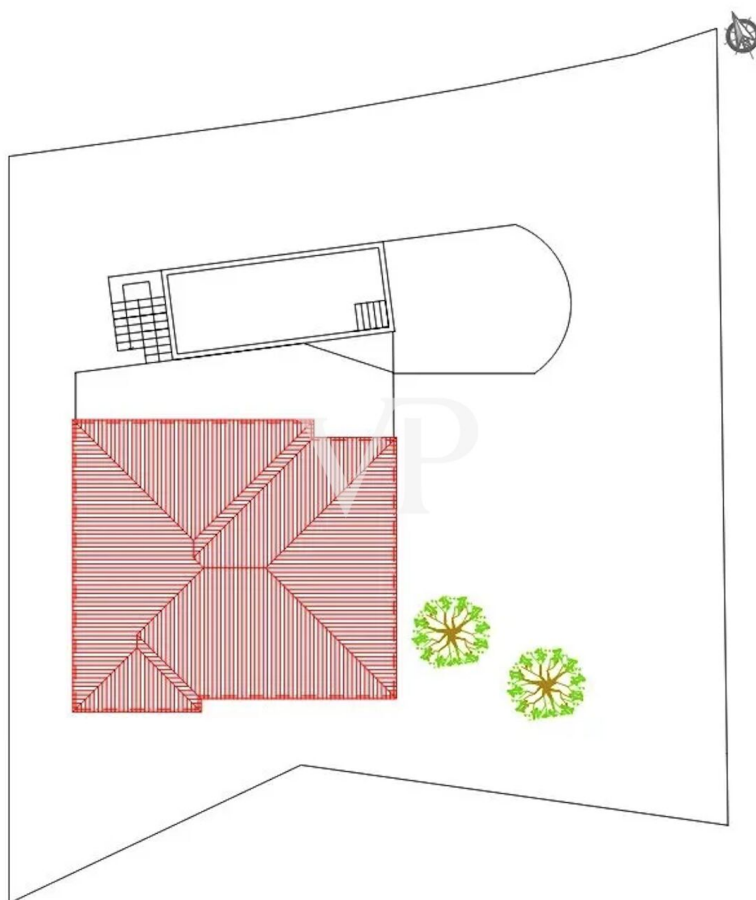
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The property

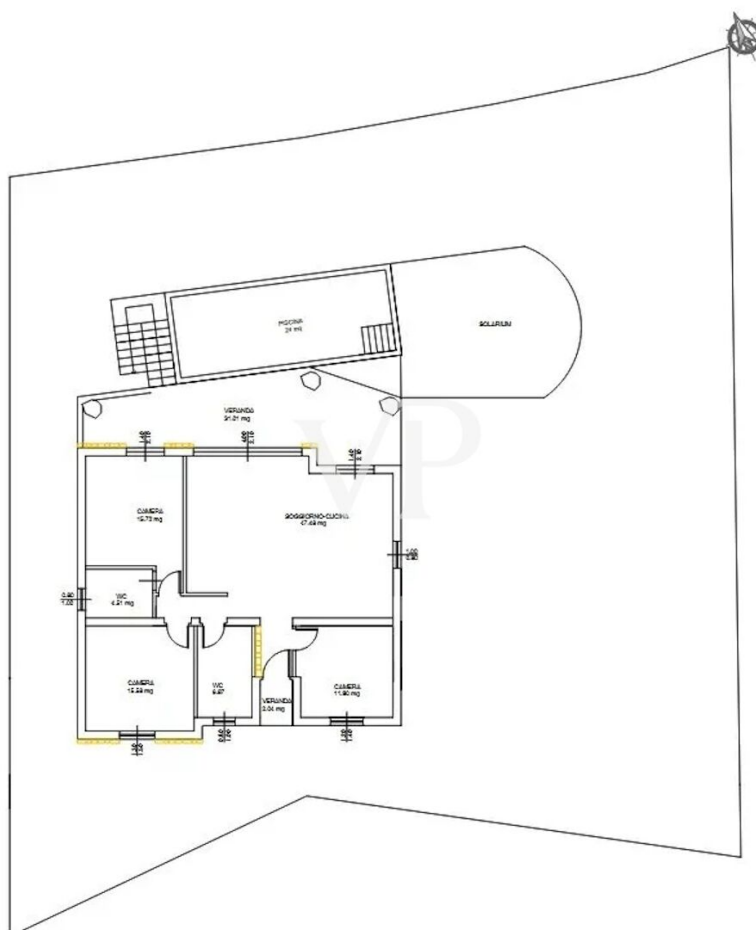


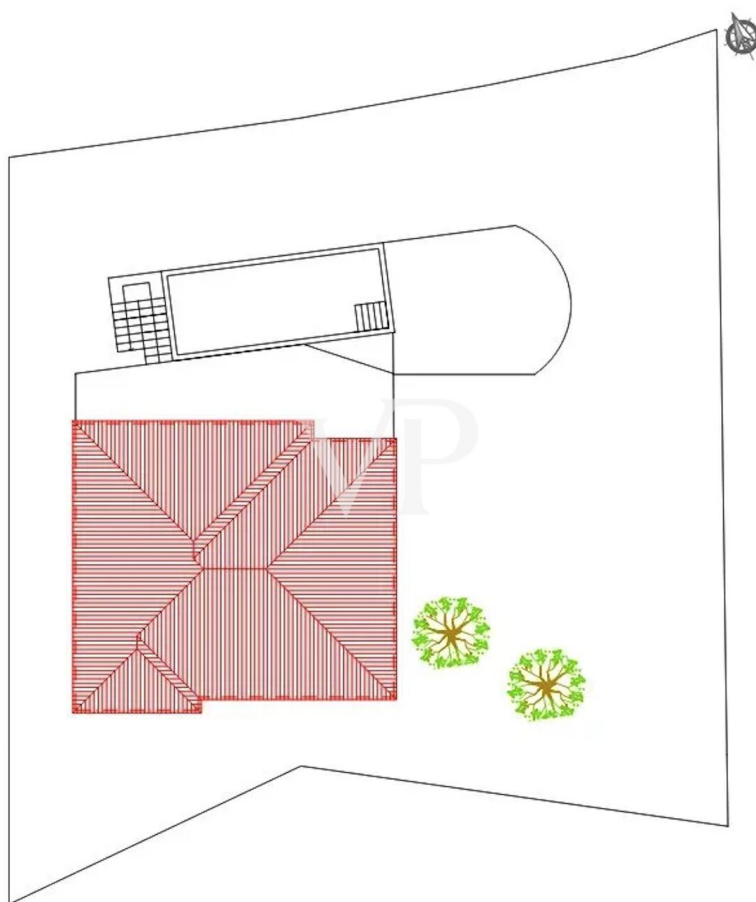
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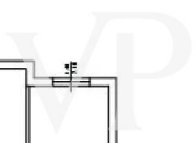
Floor plans

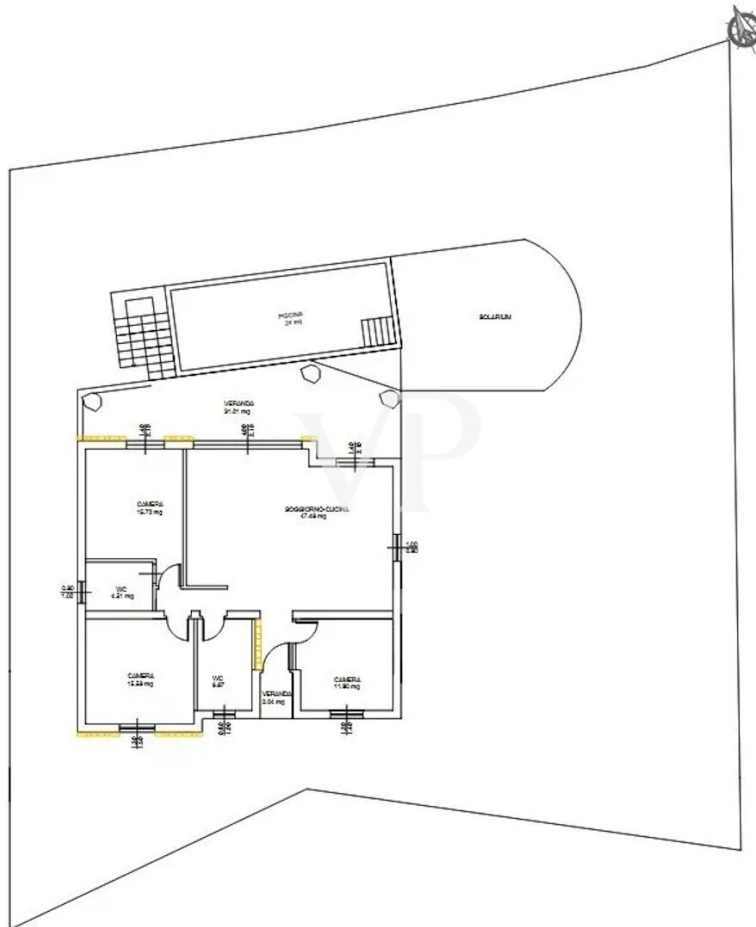












This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Nestled in the peaceful countryside of Tiriddò, this charming villa combines contemporary architecture with the warm and authentic character of Sardinia. Clean architectural lines, large windows and natural materials create a bright and elegant living atmosphere that blends harmoniously with the surrounding Mediterranean landscape. On the ground floor, a spacious and light-filled living area with an open-plan kitchen forms the heart of the home. From here, large openings lead directly onto the terrace, an ideal place to relax outdoors while enjoying views of the swimming pool and the tranquil surroundings. This level also features three comfortable bedrooms and two well-designed bathrooms, offering both privacy and comfort for family members and guests. The lower ground floor provides additional versatile living space. Here you will find two further rooms with a bathroom, ideal as guest rooms or private retreats. A large taverna creates the perfect setting for social gatherings and relaxed evenings with family and friends. This level is completed by a laundry room and a practical storage room. This VILLA perfectly combines modern comfort with the authentic spirit of Sardinia, offering an ideal home for those who appreciate tranquility, nature and Mediterranean living.

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All about the location

Loiri Porto San Paolo is located in the north-east of Sardinia, just a few kilometers south of Olbia, and is one of the most attractive residential and vacation regions in Gallura. The municipality combines a peaceful, natural environment with a very good infrastructure and excellent connections.

The immediate proximity to the sea is particularly impressive. Along the coast of Porto San Paolo there are numerous beautiful beaches with crystal-clear water and fine sand, including famous bays such as Porto Taverna, Cala Finanza and Costa Corallina. From here, there is also a unique view of the offshore island of Tavolara, which is part of the protected marine park "Area Marina Protetta Tavolara - Punta Coda Cavallo".

Olbia Costa Smeralda International Airport and the ferry port of Olbia can be reached in around 15 minutes and provide excellent connections to the Italian mainland and many European cities. At the same time, the famous Costa Smeralda with its exclusive marinas, beaches and restaurants can be reached in around 30 to 40 minutes.

Loiri Porto San Paolo also offers a good selection of restaurants, cafés, shops and services for daily needs. The region is lively all year round, yet retains its authentic Sardinian character and relaxed atmosphere.

The combination of beautiful nature, proximity to Olbia and the Costa Smeralda as well as the high quality of life makes Loiri Porto San Paolo a particularly sought-after location - both as a vacation location and for permanent residence in Sardinia.

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Contact partner

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