Porto Rotondo – Sardinien

Prestigious villa with a pool overlooking two beaches in Porto Rotondo

Property ID: IT262943349



PURCHASE PRICE: 25.000.000 EUR • LIVING SPACE: ca. 546 m^2 • ROOMS: 10 • LAND AREA: 10000 m^2

Property ID: IT262943349 - 07026 Porto Rotondo – Sardinien

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At a glance

Property ID	IT262943349
Living Space	ca. 546 m²
Rooms	10
Bedrooms	8
Bathrooms	8
Type of parking	6 x Other

Purchase Price	25.000.000 EUR
House	Single-family house / Detached house
Total Space	ca. 680 m²
Equipment	Terrace, Swimming pool, Fireplace

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The property





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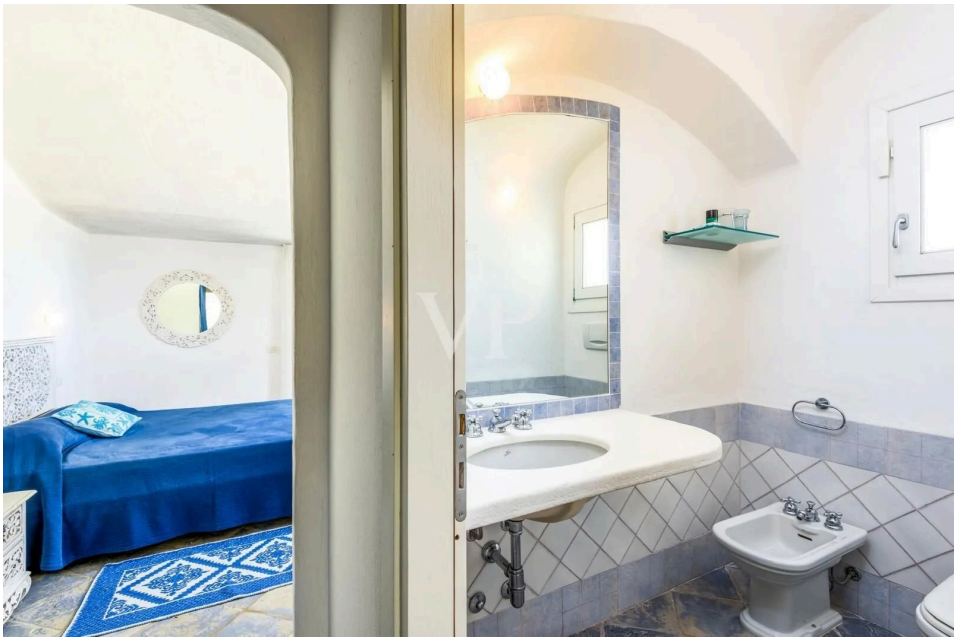




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A first impression

VON POLL REAL ESTATE is offering for sale “Villa Due Spiagge,” one of the most exclusive properties in Porto Rotondo, in a prime location directly on the sea.

Located in the prestigious Punta Lada neighborhood—one of the most secluded and sought-after residential areas on the Costa Smeralda—the villa enjoys an extraordinary location, just a short walk from the beach and the crystal-clear waters that characterize this stretch of coastline. Also in the immediate vicinity is Silvio Berlusconi’s famous residence, which over the years has hosted numerous prominent international figures.

The villa’s grounds, which span nearly 10,000 m², slope down toward the sea in a series of terraces and delight the eye with a meticulously manicured lawn and a rich variety of Mediterranean plants, creating a natural green setting and ensuring guests the utmost privacy.

Seamlessly integrated into the surrounding landscape, the outdoor spaces are designed to allow guests to fully experience Sardinia’s climate and beauty.

On the middle terrace is a large swimming pool with a relaxation area, flanked by a wooden pergola that houses an outdoor dining area, a bar, and a service kitchen. It is an ideal setting for enjoying pleasant moments of relaxation, hosting summer lunches and dinners, or entertaining guests in an exclusive setting.

Heading up to the upper terrace, you’ll find two independent accommodations for service staff, both equipped with a bedroom and a private bathroom with a shower.

The property comprises a total of 10 rooms, 8 bedrooms, and 8 bathrooms.

The main residence spans two levels and includes two master suites and three additional bedrooms, all featuring independent access to a terrace with ocean views and a private patio.

On the upper level, a separate wing houses a third master suite, complete with a spacious walk-in closet and a private bathroom with a shower.

The interior also features a living room with a fireplace, a sitting area, a dining room, a fully equipped kitchen, a laundry room, and a guest bathroom.

The property is complemented by spacious covered outdoor areas designed for summer dining and entertaining guests, allowing residents to enjoy the villa al fresco,

in perfect harmony with the surrounding landscape.

From every level of the property, there are stunning panoramic views of the sea and the Costa Smeralda, with vistas that further enhance the residence's location.

The villa also features an electronic security system connected to a 24-hour surveillance service, providing an additional guarantee of privacy and peace of mind.

Villa Due Spiagge combines some of the most sought-after features in the high-end real estate market: a prime beachfront location, spacious outdoor areas, separate guest quarters, and a residential setting offering absolute privacy, all in the heart of one of the Mediterranean's most coveted destinations.

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Details of amenities

- Private pool
- Terraces
- Fireplace
- Furnished property
- Guest house
- Large private garden
- Air conditioning system
- Electronic security system
- Ocean view
- Staff quarters

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All about the location

Porto Rotondo is located just a 30-minute drive from the port of Olbia and the airport (about 20 km), which also features a convenient terminal for private jets.

For yacht owners, it’s worth noting that a tender dock is scheduled to be built in 2026, just 50 meters from the villa, along the bay.

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Contact partner

For further information, please contact your contact person:

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