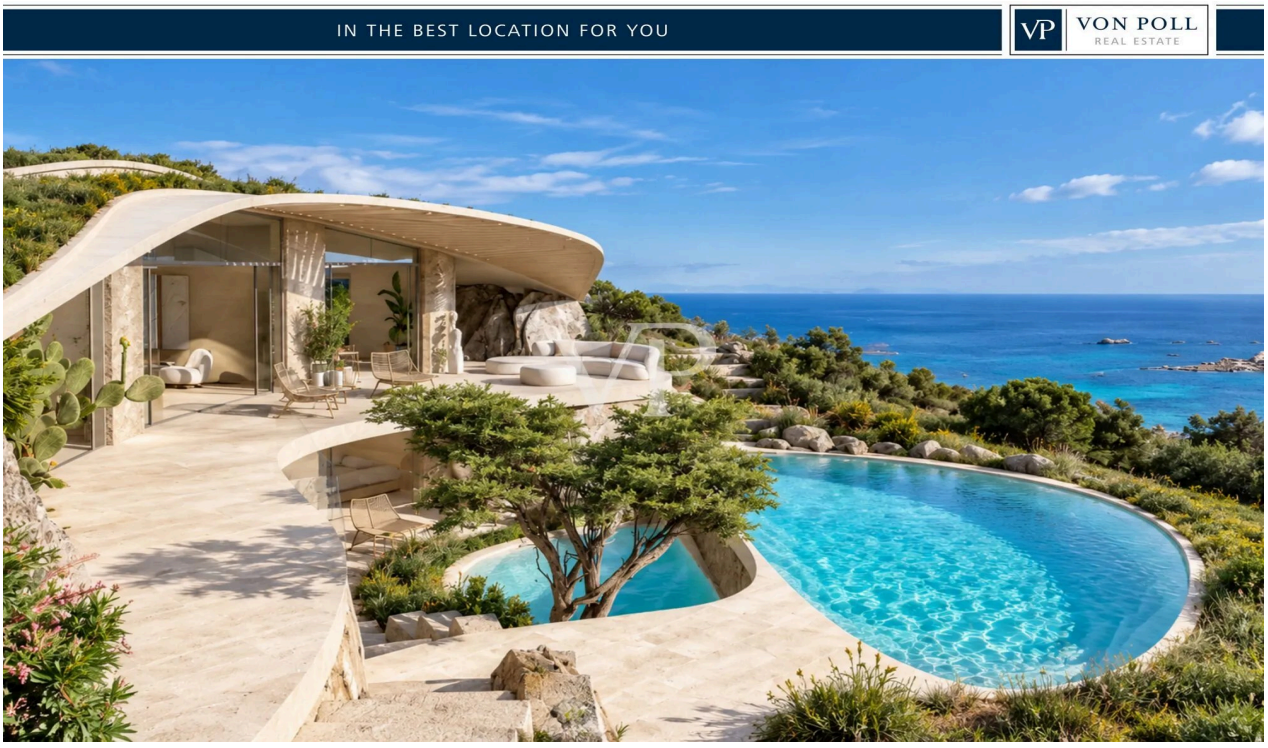
Portobello di Gallura (SS) – Portobello

Beautiful villa with pool in Portobello di Gallura - Oniria

Property ID: IT262943376



PURCHASE PRICE: 4.700.000 EUR • LIVING SPACE: ca. 276 m^2 • ROOMS: 5 • LAND AREA: 1780 m^2

Property ID: IT262943376 - 07020 Portobello di Gallura (SS) – Portobello

- At a glance
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Property ID: IT262943376 - 07020 Portobello di Gallura (SS) – Portobello

At a glance

Property ID	IT262943376
Living Space	ca. 276 m²
Rooms	5
Bedrooms	3
Bathrooms	3
Year of construction	2026
Type of parking	3 x Multi-storey car park

Purchase Price	4.700.000 EUR
House	Single-family house / Detached house
Total Space	ca. 427 m²
Condition of property	Shell
Equipment	Terrace, Swimming pool

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Energy Data

Type of heating	Single-storey heating system
Energy certificate valid until	31.01.2036

Energy Certificate	Energy demand certificate
Final Energy Demand	19.02 kWh/m²a
Energy efficiency class	A+
Year of construction according to energy certificate	2026

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The property





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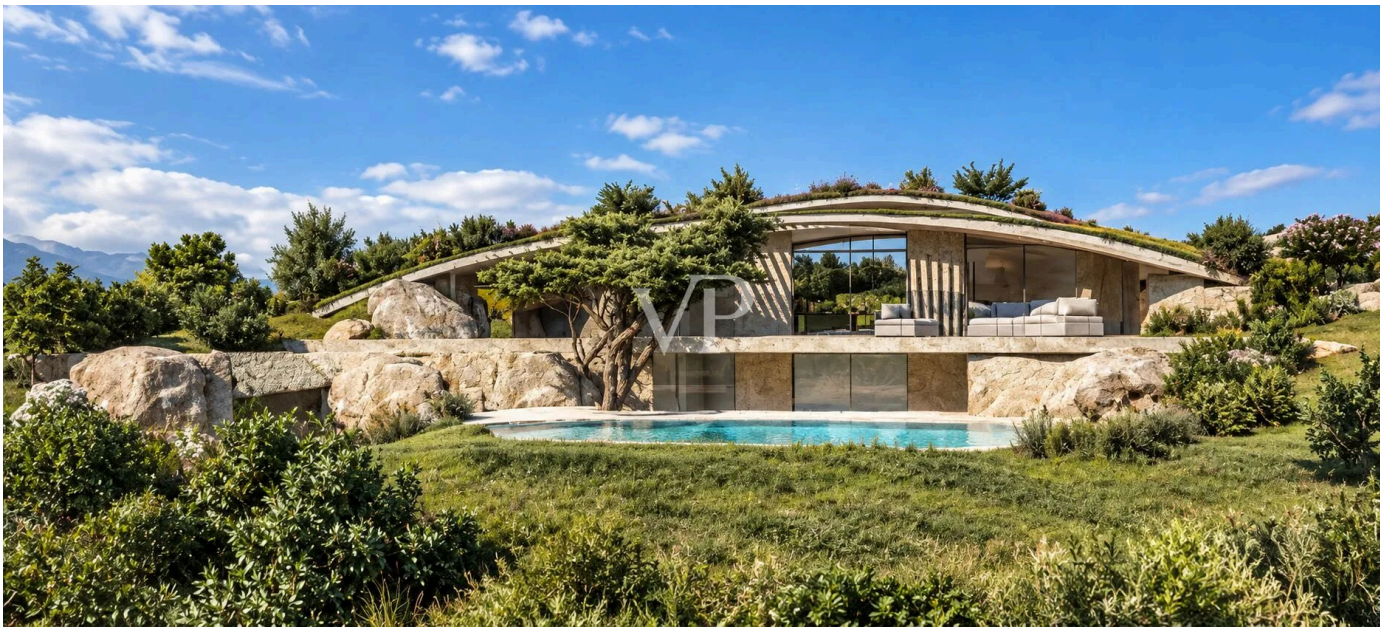
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The property





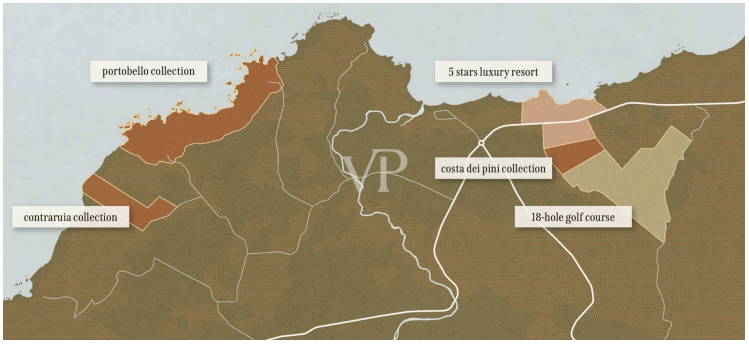
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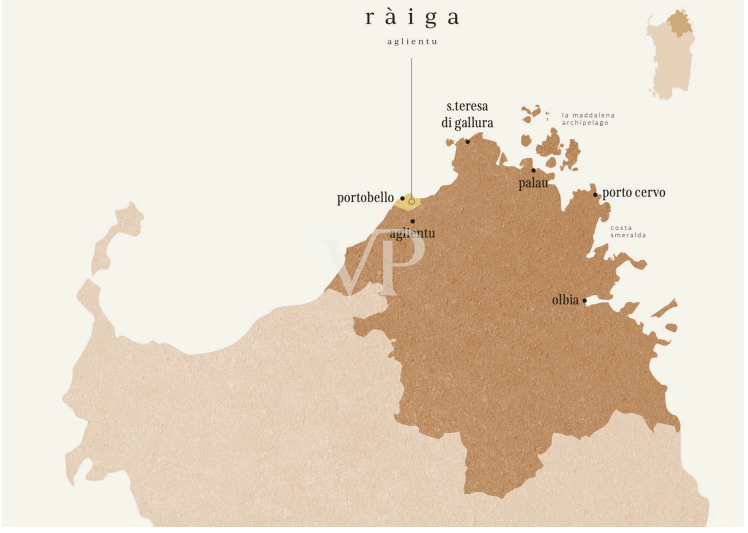
The property



Property ID: IT262943376 - 07020 Portobello di Gallura (SS) – Portobello

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

In the most authentic and unspoiled setting of Gallura, where nature unfolds against the deep blue of the sea and the shapes sculpted by the wind, a property comes to life that reinterprets luxury in a contemporary way. Here, the privilege lies in the opportunity to experience time differently, in perfect balance between privacy, beauty, and connection with the environment.
Located within the exclusive Portobello di Gallura estate—a protected oasis spanning over one hundred hectares of Mediterranean scrub and three kilometers of coastline—the villa stands as a rare retreat, designed for a discerning clientele. Controlled access and carefully curated amenities ensure security and tranquility, preserving the harmony of the landscape.
The property blends naturally into the landscape, with organic forms that interact with the dunes and the sea. Its architecture does not impose itself but rather reveals itself, highlighting light as a central element and creating ever-changing atmospheres.
The living spaces span two levels, covering approximately 276 square meters, on a lot of approximately 1,780 square meters. Floor-to-ceiling windows blur the boundaries between indoors and outdoors, allowing light and the sea breeze to flow freely. The main floor features a spacious living area with an integrated kitchen, flowing seamlessly onto the terraces and an outdoor area of approximately 110 square meters, as well as three bedrooms, three bathrooms, and direct access to the pool deck and the main pool.
The lower level features an additional living area, three more rooms, an outdoor deck of approximately 55 square meters, a second lagoon-style pool, three private garages, and utility rooms.
The garden is a private sanctuary, featuring panoramic terraces and pools seamlessly integrated into the landscape, designed to offer tranquility and a connection with nature.
The interiors embody the excellence of Italian craftsmanship, with custom-made furnishings, natural materials, and refined finishes. Every detail is essential, designed to create an elegant and timeless living experience.
Personalized and discreet services round out the offering, ensuring absolute comfort while respecting privacy.
A property that represents not just a residence, but an authentic experience, where luxury is both lived and felt.

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Details of amenities

- Newly built villa located in the exclusive Portobello di Gallura gated community, part of the Ràiga Aglientu development
- Private lot of approximately 1,780 square meters nestled in the Mediterranean scrub, offering maximum privacy and controlled access
- Interior floor area of approximately 276 square meters spread over two levels
- Organic architecture seamlessly integrated into the landscape, featuring large windows and a strong connection between the interior and exterior
- Open-concept living area with a kitchen that doubles as a dining space and direct access to panoramic terraces
- Extensive outdoor spaces: approximately 110 square meters of outdoor living area and 55 square meters of lower deck
- Main pool of approximately 30 square meters and a lagoon-style pool of approximately 20 square meters, seamlessly integrated into the natural surroundings
- Fully customizable interior spaces: the number and layout of bedrooms, bathrooms, study, and hobby room can be tailored to the buyer's specifications
- Second living area on the lower level, ideal as a relaxation, wellness, or entertainment space
- Private garage of approximately 43.5 square meters
- High-end finishes featuring natural materials and custom furnishings, reflecting the excellence of Italian craftsmanship
- Exclusive and personalized services (concierge, private chef, maintenance, ground, sea, and air transfers)
- Access to high-end amenities within the complex, including common areas and a private marina
- Plans for the construction of an 18-hole golf course in the immediate vicinity
- Easily accessible heliport for quick and private travel.

As construction is nearing completion, the property still offers a degree of customization.

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All about the location

Portobello di Gallura is an exclusive residential community on the northern coast of Sardinia, nestled amid Mediterranean scrub and overlooking crystal-clear waters. This private community offers tranquility, privacy, and amenities such as restaurants, a grocery store, sports facilities, and a small marina. The surrounding area features beautiful beaches, including Vignola Mare, Monti Russu, and Rena Majore. It's an ideal location for enjoying the sea and nature, away from the more glamorous resorts of the Costa Smeralda.

Major distances:
- Portobello Beach: 0.5 km
- Vignola Mare: about 7 km
- Aglientu: about 18 km
- Santa Teresa di Gallura: about 25 km
- Porto Cervo – Costa Smeralda: about 65 km
- Olbia Airport: about 69 km
- Port of Olbia: about 75 km
- Porto Torres: about 80 km
- Alghero-Fertilia Airport: about 106 km
- Port of Alghero: about 113 km

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Contact partner

For further information, please contact your contact person:

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