Baja Sardinia – Sardinien

Timeless elegance in La Silvaredda - A classic villa with character and charm

Property ID: IT264153166



PURCHASE PRICE: 1.470.000 EUR • LIVING SPACE: ca. 220 m^2 • ROOMS: 12 • LAND AREA: 100 m^2

Property ID: IT264153166 - 07021 Baja Sardinia – Sardinien

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At a glance

Property ID	IT264153166
Living Space	ca. 220 m²
Rooms	12
Bedrooms	5
Bathrooms	4

Purchase Price	1.470.000 EUR
House	Single-family house / Detached house
Total Space	ca. 220 m²
Equipment	Swimming pool, Fireplace

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Energy Data

Power Source	Electric
Energy information	At the time of preparing the document, no energy certificate was available.

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A first impression

Nestled in the tranquil hills of Baja Sardinia, in the sought-after area of La Silvaredda, this elegant villa embodies timeless Mediterranean style and upscale living comfort. Built with high-quality materials and designed in classic architecture, it combines traditional charm with modern functionality.

The main living level is at ground level and offers a bright, inviting living room with a cozy fireplace, a well-equipped kitchen, three quiet bedrooms and two tastefully designed bathrooms. Every detail is a testament to quality craftsmanship and a fine sense of style - natural materials and fine finishes characterize the ambience.

The basement opens up to a spacious, versatile living area: a further living room with kitchen, two large bedrooms, each with its own bathroom, a laundry room and an additional room that can be ideally set up as a sixth bedroom, fitness room or study - according to your needs.

The outdoor area is a private paradise: A large swimming pool surrounded by sunny terraces, a stylish pergola with a brick barbecue - perfect for sociable evenings outdoors - as well as well-tended Mediterranean planting with fragrant maquis, mature olive and lemon trees and even a charming chicken coop.

A real highlight of the property is the elevated viewing platform above the garden. With a sweeping view of the sea, it is the perfect place for an aperitif at sunset - a magical moment in an exclusive ambience.

This villa is more than just a home - it is a way of life. A retreat where elegance and nature come together in harmony, just a few minutes from the turquoise beaches and vibrant life of the Costa Smeralda.

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All about the location

The villa is located in La Silvaredda, one of the most sought-after residential areas of Baja Sardinia. The surrounding area is characterized by detached villas, lots of greenery and a pleasant, mature neighbourhood. The slightly elevated hillside location ensures tranquillity, privacy and sweeping views as far as the sea. Despite the secluded atmosphere, the beaches, restaurants and shopping facilities of Baja Sardinia can be reached in just a few minutes.

Baja Sardinia itself is one of the most established resorts on the Costa Smeralda. The coastal town is known for its sheltered bays with fine sand, crystal-clear water and a very good infrastructure - from upmarket restaurants and marinas to boutiques and service providers for everyday needs. In season, the town offers a lively, international atmosphere without losing its manageable structure.

The proximity to Porto Cervo further underlines the attractiveness of the location. The renowned marina, exclusive clubs and first-class restaurants are just a short drive away. At the same time, La Silvaredda remains deliberately quiet and private - a clear advantage for owners who value privacy but do not want to miss out on the benefits of the Costa Smeralda.

Olbia Costa Smeralda Airport can be reached in around 30-35 minutes by car and guarantees good connections to the European mainland - both for owner-occupiers and international guests.

Overall, the location offers a rare combination of privacy, views, proximity to the beach and infrastructure - a clear locational advantage within the Costa Smeralda.

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Contact partner

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