

# Exclusive Waterfront Villa

Porto Cervo Marina, Sardinia, Italy



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This unique sea-view property, known as Villa Alma or “mansion of the soul,” is nestled in the heart of the resplendent Emerald Coast. Within the sought-after Cala Granu area stands this private estate next to the renowned and scenic Marina of Porto Cervo, a short drive from the convenience of Porto Cervo center and within the exclusive Cala Granu neighborhood.

**BEACHHOUSE SPLENDOR:** The pearlescent sandy beach of Cala Granu is a hidden idyll where sport and leisure activities abound. Within its tranquil embrace rests this charming estate of around 370 square meters—or more than 3,980 square feet—cradled by well-kept lush gardens measuring 1,450 square meters—or more than 15,600 square feet in all. Recently renovated and updated, some highlights of this blue-ribbon residence include air conditioning, a water reserve, and four private parking places. Epitomizing elegance, this seaside dwelling revels in the utmost privacy and every available creature comfort. Villa Alma stands out as a perfect vacation or year-round oceanside manor with its two-level construction and parklike surroundings.

**INDOOR-OUTDOOR LIFESTYLE:** On the ground level, peaceful covered patios and verandahs overlook the luxuriant garden’s kaleidoscope of colors—all surrounded by sheltering hedges. This cloistered paradise provides an excellent opportunity to enjoy alfresco dining or entertaining under the stars. Within, the ground floor features living and dining rooms suited to formal or informal entertainment. These are served by a fully equipped kitchen that will please any gourmet. Also present are three bedrooms, four baths, and a laundry room, all of which facilitate ease of living within deluxe accommodations for family and guests alike. Plenty of storage space appoints the home as well.

**PRIVATE ACCOMMODATIONS:** The villa’s top floor is divided into two independent suites, both featuring a living and dining area, a kitchen, two bedrooms, two baths, and beautiful verandahs with stunning views of the azure sea. Perched on elegant chaise lounges, residents will enjoy a prized vantage point from which to view the breathtaking one-of-a-kind scenery. Thus surrounded by a completely relaxing ambience, this home lends itself to luxury living and fine entertaining within perfect privacy. Beyond the grounds of this sublime estate, the center of Porto Cervo offers plenty of stimulation with its top-tier boutiques, exceptional restaurants, and well-equipped marina.

Price upon request.



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