

# Italy

## Porto Cervo, Sardinia

Ref IVT16

- 9 BEDROOMS
- 9 BATHROOMS
- 15 METRE SWIMMING POOL
- FULL AIR CONDITIONING
- CINEMA AND GYM



This charming 9 bedroom villa is located on the hill of Miata, an unrivalled location amidst sculpture-like granite rocks in Porto Cervo, just above the Pitrizza white sandy beach. The estate is a true luxury, modern villa of exceptional beauty and incomparable sea-view boasting a beautiful Mediterranean garden and a flow-through extra-large swimming pool that, coupled with large floor to ceiling windows, infuses a sensation of infinity between interior and exterior.

The villa opens into a wide living and dining room with floor to ceiling windows to enable an enchanting sea view on one side and pool view on the other. On the right hand side of the dining room is a fully equipped professional kitchen with adjacent large storage room with additional refrigerators and direct access from the outside for convenient grocery deliveries. Here is also a professional laundry room. On the left hand side of the living room a small area leads to the master bedroom with en-suite bathroom with tub and separate shower and a walk-in closet. Here are also 3 further double bedrooms with marble en-suite bathrooms and walk-in closet.

From the living room a flight of stairs leads down to the TV lounge with a stone fireplace and state of the art audiovisual equipment with large wall mounted screen. From this room a short corridor leads to the fully equipped gym and changing room.

From the side of the villa a flight of stairs leads to the lower ground floor with 3 additional double bedrooms, each with walk-in closet and marble shower bathrooms. The 3 bedrooms have their own independent access for more privacy or, in case of families with children, they can all be interconnected. The bedrooms open onto an equipped covered veranda ideal for relaxation.

To the side of the property is the guest house which has 2 double bedrooms with en suite bathrooms, a living room and small kitchen.

The beautifully manicured garden is filled with Mediterranean flora fully embraces the house that unfolds around its beautifully designed 15 metre swimming pool. Around the pool are designer outdoor fittings and furniture for open air enjoyment and relaxation, a fully equipped barbecue area with professional kitchen and a large table for 20 guests. There is parking for up to 4 cars and the entire house benefits from air-conditioning, Sky TV with UK/USA channels and wireless internet access and is within 1km of Pitrizza beach.

