

# BRILAS

LIVING IN LUXURY



BRILAS

AGENCY — OLBIA

GOLFO ARANCI — SARDEGNA

Detached villa to renovate, with sea view and within short distance of the beaches

€ 1.500.000

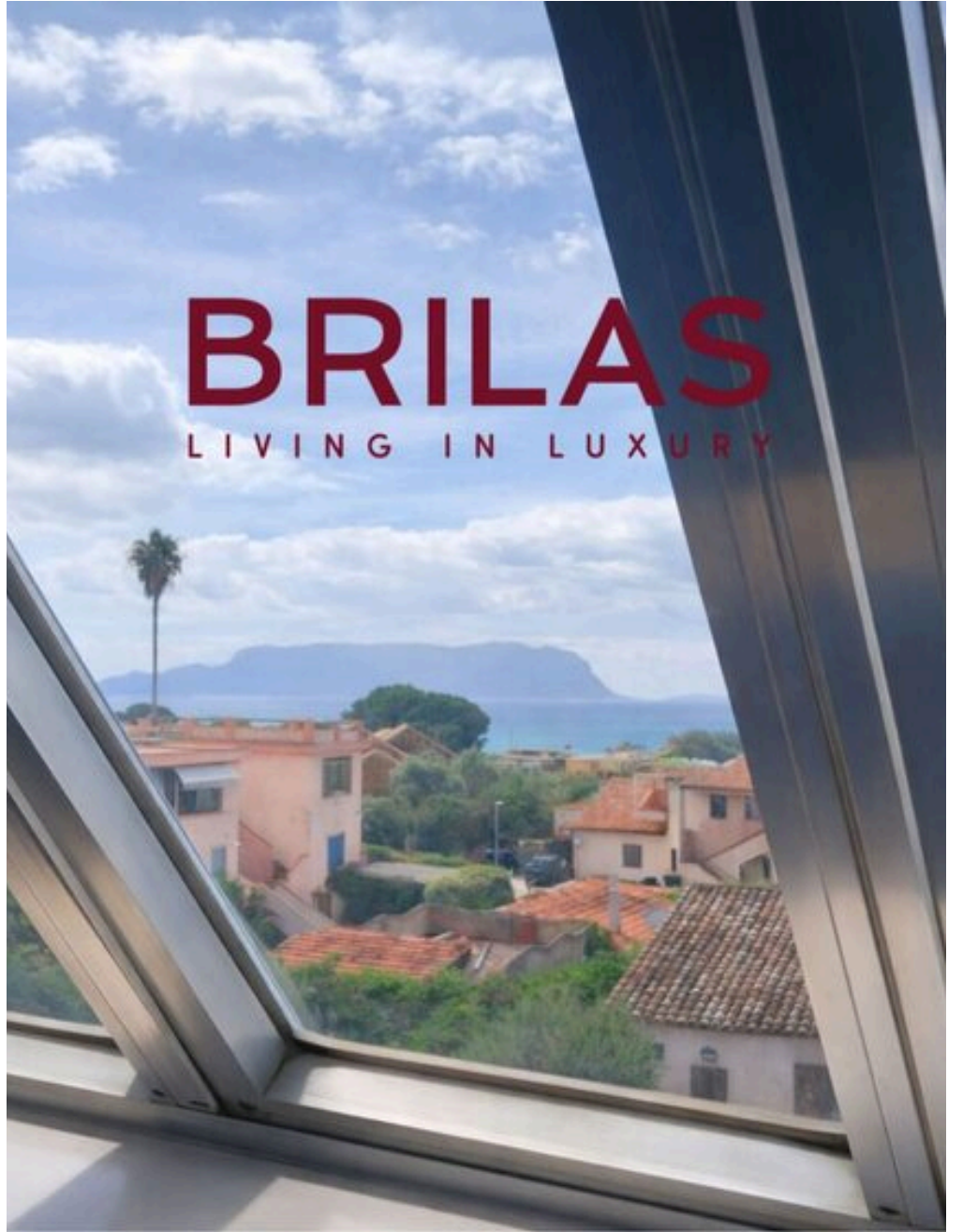
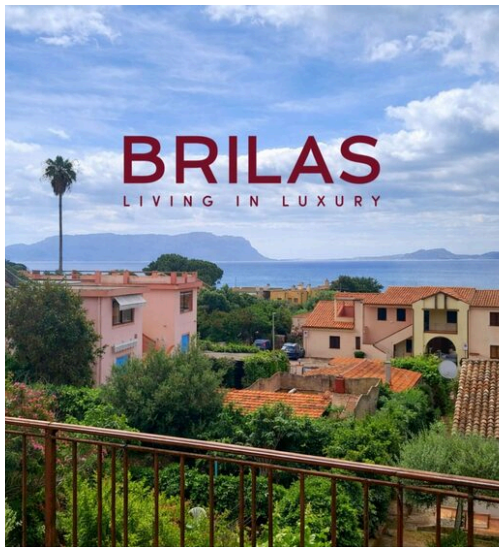
PRICE

1500 m<sup>2</sup>

SQUARE METRES

5

ROOMS



## DESCRIPTION

# Detached villa to renovate, with sea view and within short distance of the beaches

This unique opportunity is located in the enchanting heart of Baia Caddinas, Golfo Aranci. Built in the early 1970s, this detached villa is free on four sides and offers an unparalleled sea view and extraordinary development potential. Positioned on a 1000-square-metre plot, there is also the option to construct a swimming pool, further increasing its prestige and value. With an existing volume of 855 cubic metres, you have the freedom to realise your dream of a magnificent single-family home, the result of a complete personalised renovation that will transform the property into an exclusive luxury residence. Alternatively, it is possible to divide it into multiple residential units — an ideal solution for both sale and generating a significant income through the thriving tourist rental market. Although the property is currently in need of redevelopment, it offers a solid base and ample potential to create your dream home or a successful investment. The villa is currently spread over three levels, offering a total of 450 square metres of space. The

130-square-metre basement comprises three separate units, each with a direct view of the garden. The 154-square-metre first floor includes a large living room with a fireplace, a spacious hallway, a bathroom, three bedrooms, a kitchen and a closet. All of these spaces are enriched by a large covered veranda with sea views. The first floor comprises a 38-square-metre attic with a panoramic terrace and a 126-square-metre attic. All these spaces are ready to be enhanced through skilful renovation. The location is enviable and strategic: just a three-minute walk from the Spiaggetta di Mezzo, an intimate and sheltered cove. The renowned Baia Caddinas beach and marina, a popular destination for sailing enthusiasts and an ideal base for exploring the archipelago, is just 9 minutes away. Quinta Spiaggia is only 5 minutes away. The charming fishing village of Golfo Aranci is a lively location that combines the tranquillity of seaside life with easy access to all essential services, making this property perfect for year-round living in total serenity....

 **1500 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **1**  
BATHROOMS

 **€ 1.500.000**

## FEATURES



WIDE SPACES



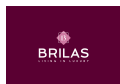
GARDEN



INDEPENDENT LAND



SEA VIEW



BRILAS

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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