



Scotto Immobiliare

AGENCY — QUARTU S.ELENA

CAGLIARI — SARDEGNA

# Stunning Detached Villa with Ocean Views and a 4,000-square-meter Garden

€ 590.000

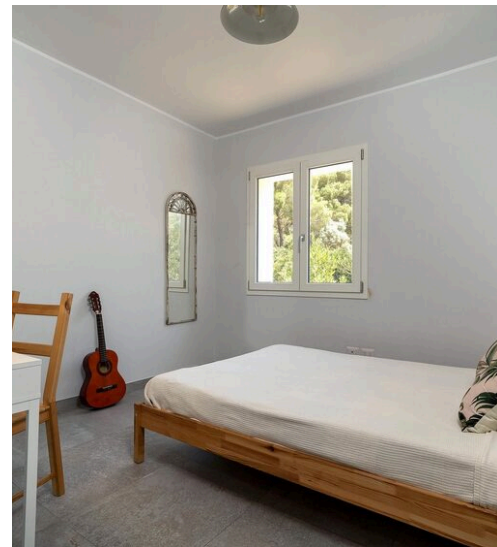
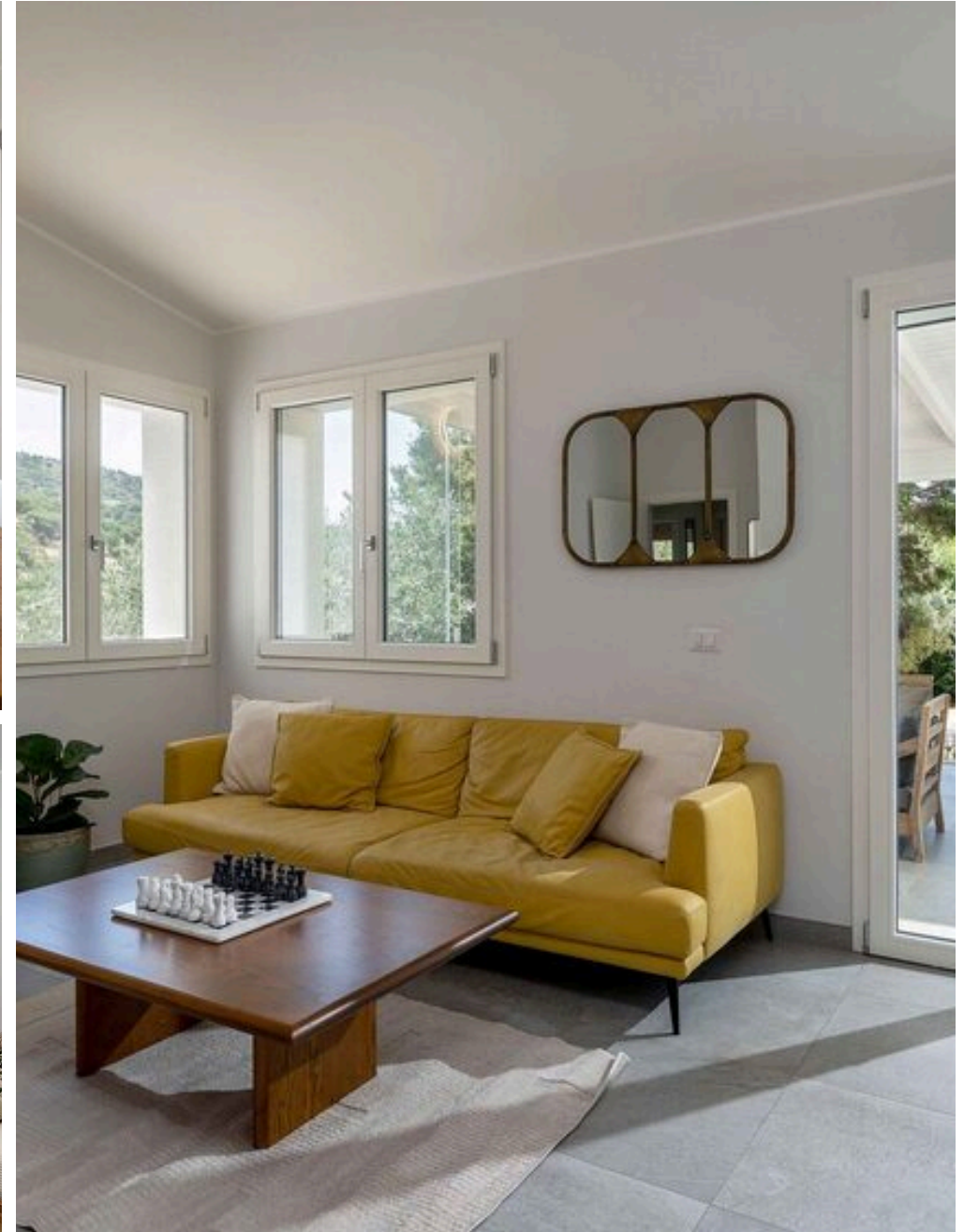
PRICE

275 m<sup>2</sup>

SQUARE METRES

0

ROOMS





## DESCRIPTION


# Stunning Detached Villa with Ocean Views and a 4,000-square-meter Garden


Just a few kilometers from downtown Cagliari, in the coastal town of Capitana, we are offering for sale an exclusive single-family villa with approximately 190 square meters of interior floor space, surrounded by a 4,000-square-meter private park. The property, which was completely renovated three years ago, stands out for its bright rooms, privacy, and a picturesque view of the Gulf. The property is available immediately. The property is spread over two well-organized above-ground levels: Ground Floor – Main Living and Sleeping Areas Living Area: Spacious and bright living room with an open-concept kitchen, ideal for entertaining and family time. Covered Terrace: An outdoor space that can be enjoyed year-round, sheltered from the wind and winter cold, perfect for outdoor lunches and dinners. Sleeping Area: Three spacious and comfortable double bedrooms and a full bathroom. Utility Area: A covered space behind the kitchen, used as a functional laundry area. First Floor

- Master Suite Bedrooms: A master bedroom with access to a panoramic terrace offering unobstructed views of the Gulf, plus a second auxiliary room, ideal as a walk-in closet or private study. Amenities: A second full bathroom serving the floor. Outdoor Spaces and Outbuildings The villa is set back on all four sides and is nestled within a 4,000-square-meter park characterized by a gently sloping, terraced landscape. The layout of the land lends itself perfectly to the construction of a swimming pool and the creation of multiple outdoor living areas. A convenient guest bathroom located in the garden completes the outdoor area. Features and Systems Independent climate control with air conditioning (heating/cooling) in every room. Video surveillance system with cameras. Connection to the sewer system and water supply via Abbanoa (currently being finalized with the new water network). An ideal solution, move-in ready and available immediately; energy efficiency class currently being assessed.

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

 **0**  
ROOMS

 **3**  
BATHROOMS

 **€ 590.000**  
PRICE

## FEATURES



WIDE SPACES



INDEPENDENT



MORE THAN 3 ROOMS



Scotto Immobiliare

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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