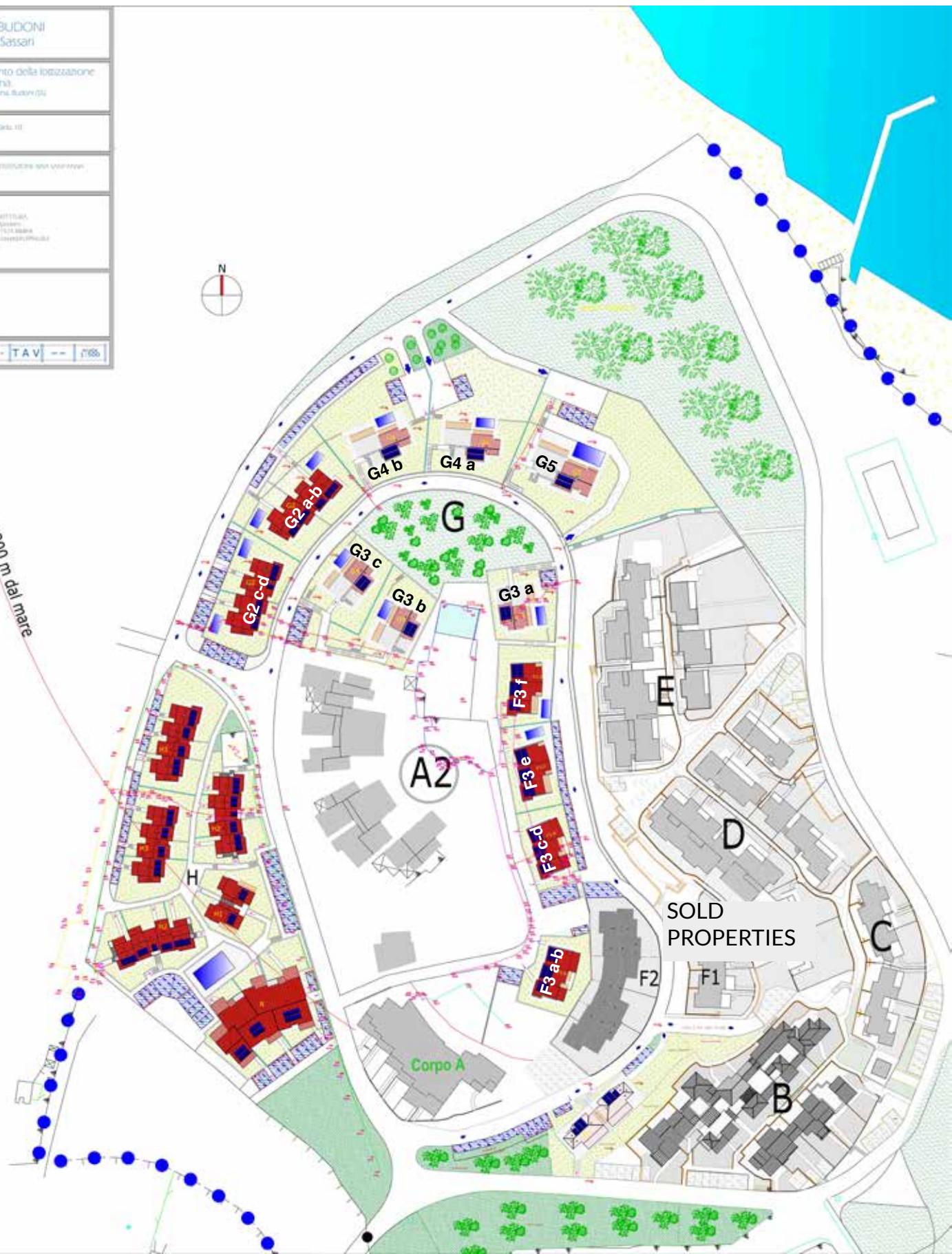


LARUS Immobiliare F3 - G

COMUNE DI BUDONI Provincia di Sassari
Progetto per il completamento della lottizzazione Bola Santa Anna 180 m esca 03 Bola Santa Anna, Budoni (SS)
Progetto: LARUS Immobiliare S.r.l. Via San Carlo, 10 40123 Ozzano d'Emilia (BO)
Progetto: STUDIO D'ARCHITETTURA SPA Viale Garibaldi, 10 00187 Roma (RM)
Progetto: Arch. Riccardo Arch. Carlo Delella
BUD - ARCH - TAV -- 1/100



limite 300 m dal mare



Overview



SECTION "F3" General plan



BUDONI-BAIA SANT'ANNA- COMPARTO F3

F3 a - F3 b

(F3 c - F3 d)

Three-room apartment



F3 a - F3 b

(F3 c - F3 d)

Three-room apartment



F3 a, F3 c (South)

F3 b, F3 d (North)



F3 a, F3 c (South)

F3 b, F3 d (North)



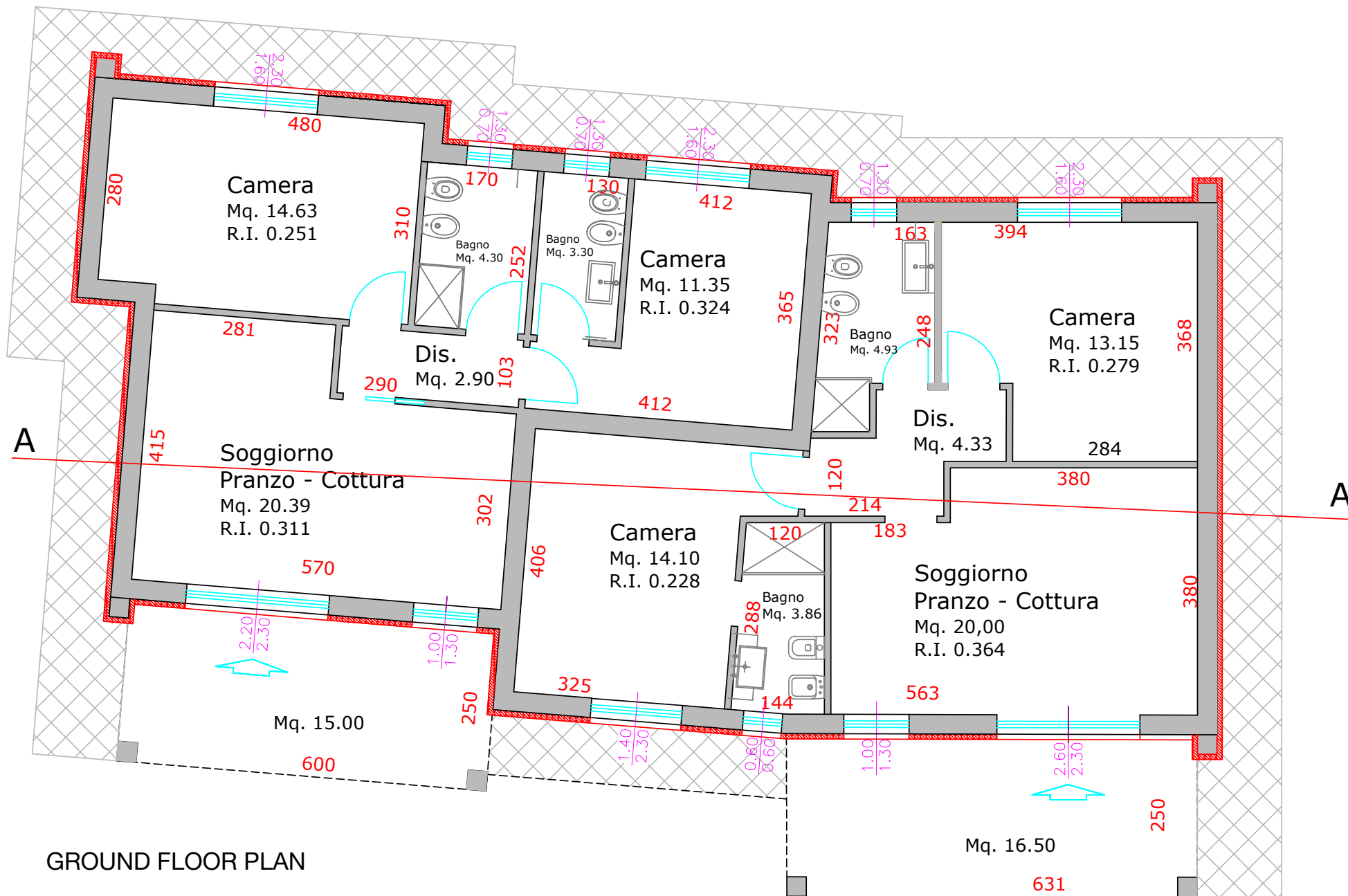
Plan F3 a-b / c-d BIFAMILIARE - Two-family villa

F3 a / F3 c (South)

F3 b / F3 d (North)



F3 Plan Two-family villa a-b / c-d



GROUND FLOOR PLAN

F3 - a



(F3 - b)



SOLD

**NEXT CONSTRUCTION VILLA
100 METERS BY THE SEA**

Bright semi-detached villa with large open space with windows comprising kitchen with dining room and relax area. Sleeping area consists of 2 double bedrooms and two lovely bathrooms with shower. The property is equipped with large double-glazed French windows and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a large private garden and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning (hot/cold) with heat pump and photovoltaic

system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical elements of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high brightness which at the same time ensure total privacy.

The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Three-room apartment
- 2 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



F3 a

F3 b

F3 - b

(F3 - a)

**NEXT CONSTRUCTION VILLA
100 METERS BY THE SEA**

Bright semi-detached villa with large open space with windows comprising kitchen with dining room and relax area. Sleeping area consists of 2 double bedrooms and two lovely bathrooms with shower. The property is equipped with large double-glazed French windows and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a large private garden and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning (hot/cold) with heat pump and photovoltaic

system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high brightness which at the same time ensure total privacy.

The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Three-room apartment
- 2 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



F3 a

F3 b

F3 b (North)

METRATURE

Surface of the house 72,52 sq.m.

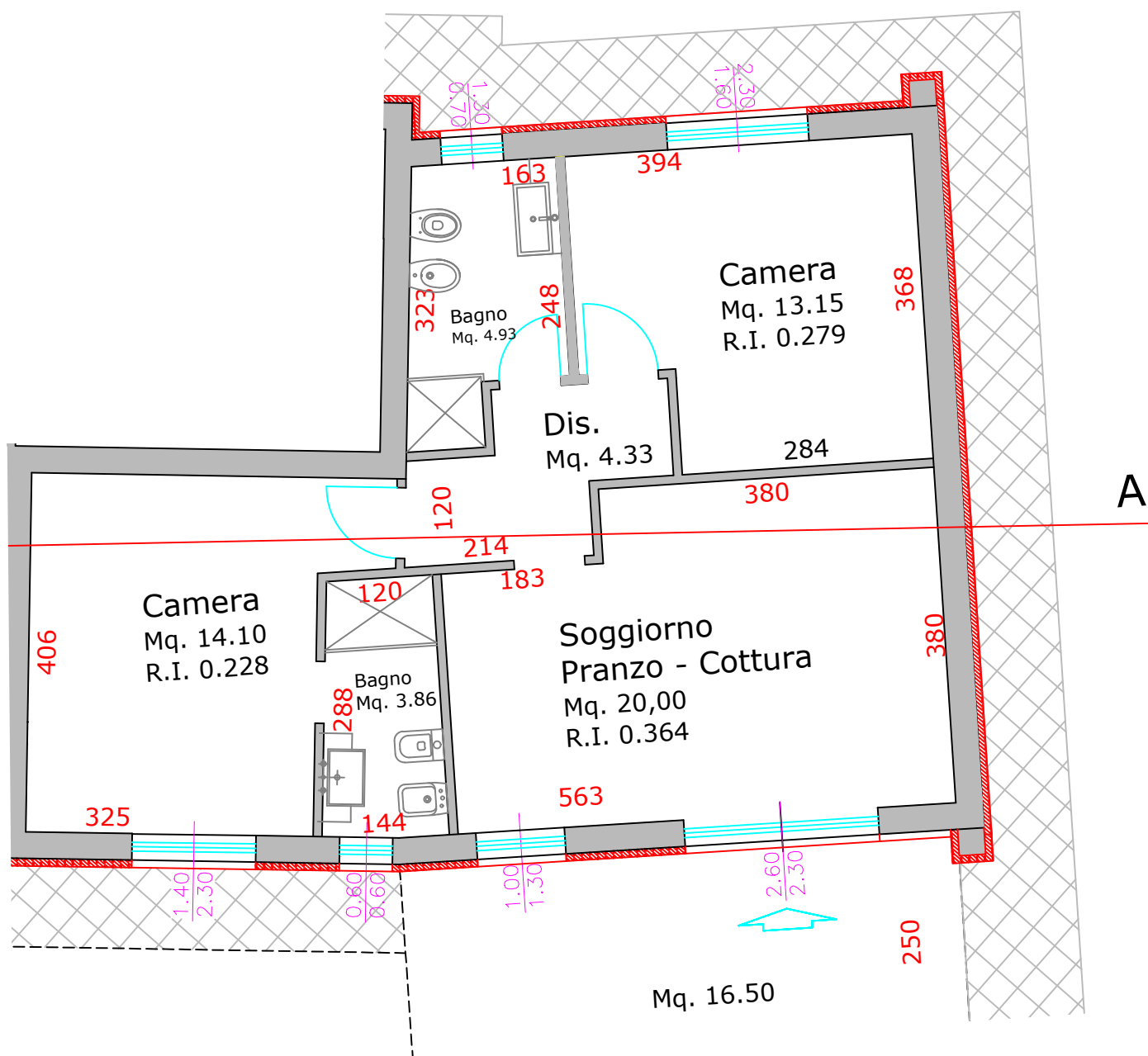
Surface of the loggia 14,50 sq.m.

Garden 151,00 sq.m.

1 outdoor parking space



F3 b (North)



F3 - c



**NEXT CONSTRUCTION VILLA
100 METERS BY THE SEA**

Bright semi-detached villa with large open space with windows comprising kitchen with dining room and relax area. Sleeping area consists of 2 double bedrooms and two lovely bathrooms with shower. The property is equipped with large double-glazed French windows and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a large private garden and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning (hot/cold) with heat pump and photovoltaic

system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high brightness which at the same time ensure total privacy.

The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Three-room apartment
- 2 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



F3c

F3d

F3 c (South)

METRATURE

Surface of the house 72,52 sq.m.

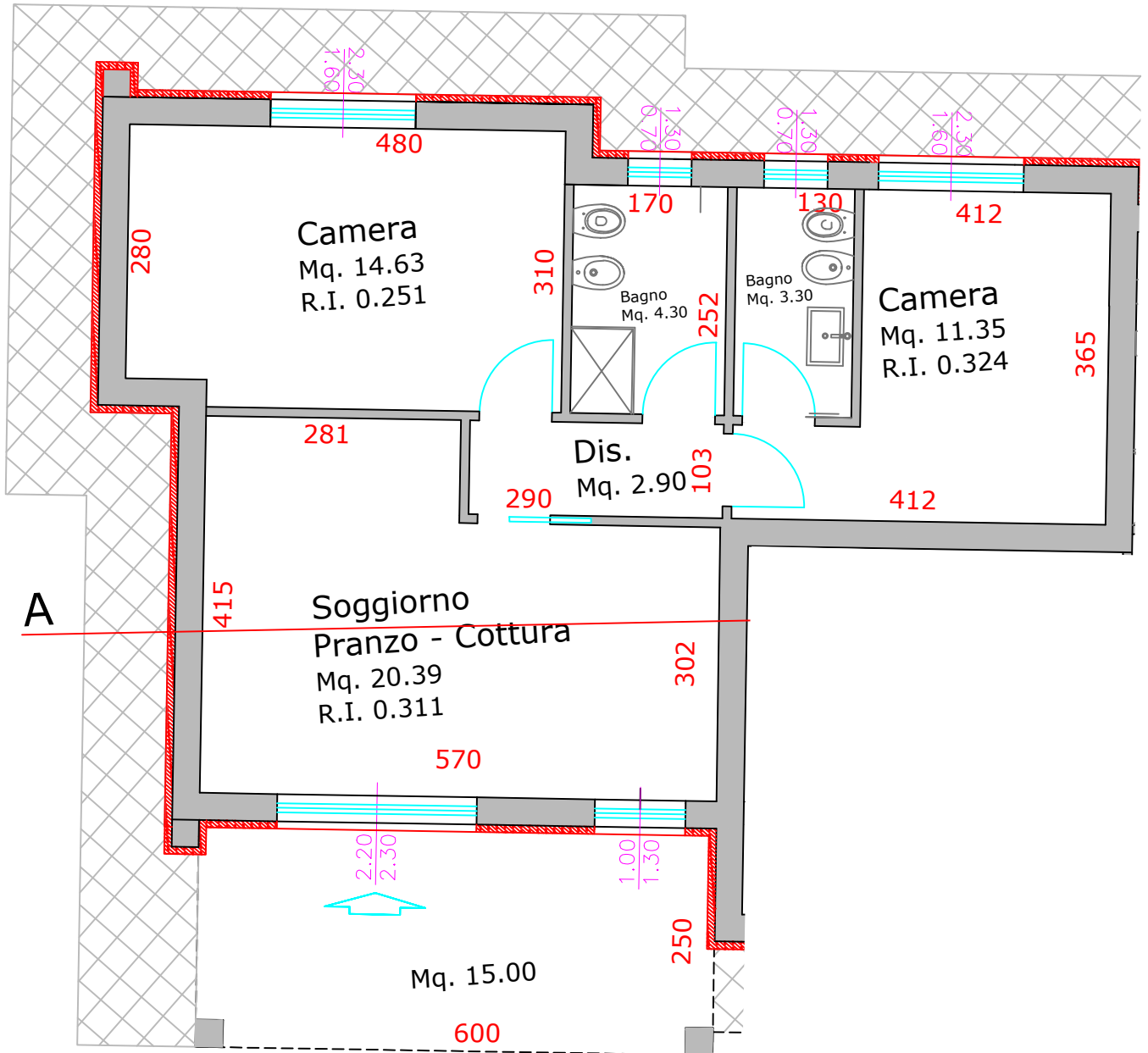
Surface of the loggia 14,50 sq.m.

Garden 117,75 sq.m.

1 outdoor parking space



F3 c (South)



F3 - d

(F3 - c)

**NEXT CONSTRUCTION VILLA
100 METERS BY THE SEA**

Bright semi-detached villa with large open space with windows comprising kitchen with dining room and relax area. Sleeping area consists of 2 double bedrooms and two lovely bathrooms with shower. The property is equipped with large double-glazed French windows and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a large private garden and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning (hot/cold) with heat pump and photovoltaic

system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high brightness which at the same time ensure total privacy.

The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Three-room apartment
- 2 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



F3c

F3d

F3 d (North)

METRATURE

Surface of the house 72,52 sq.m.

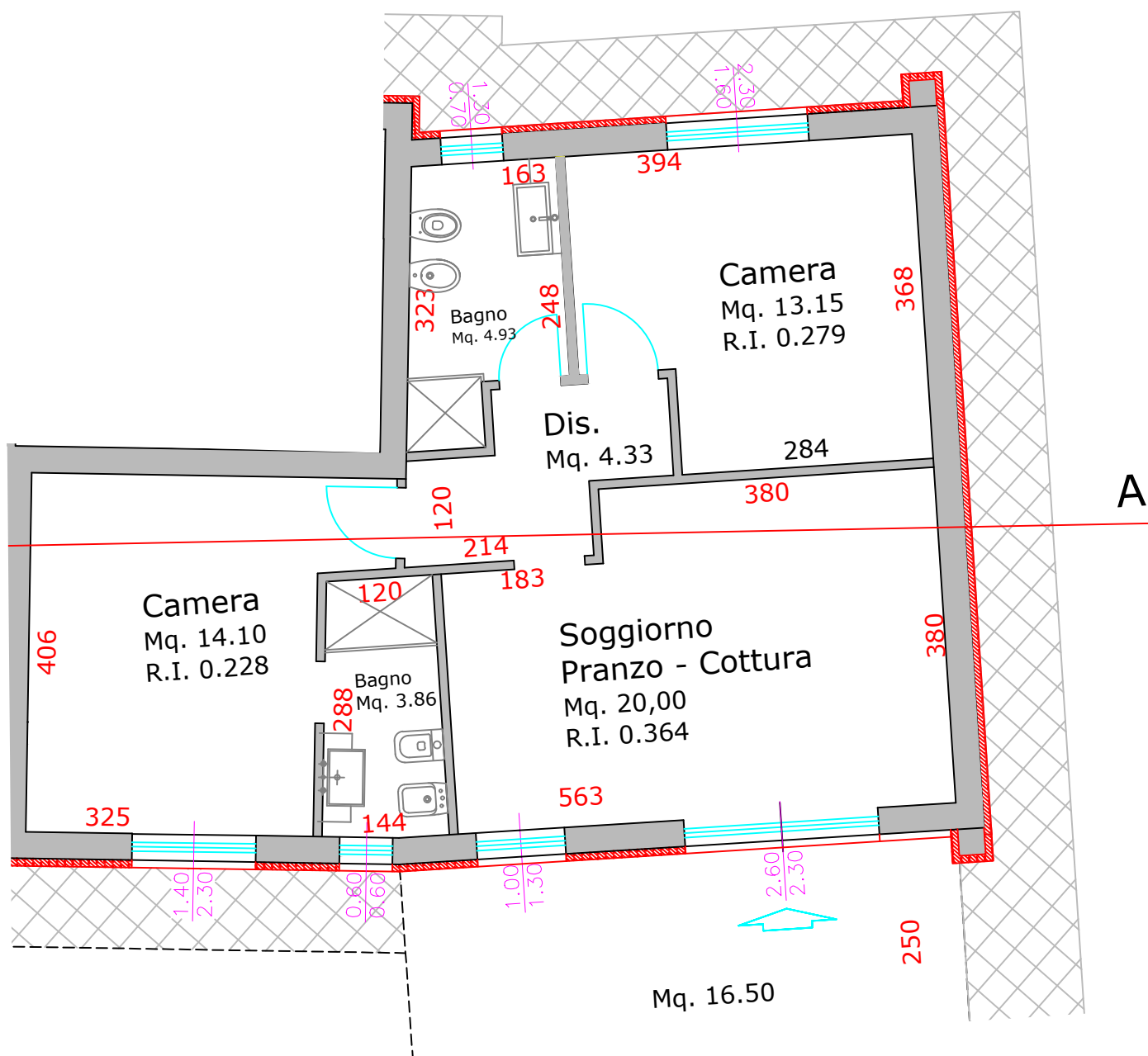
Surface of the loggia 14,50 sq.m.

Garden 115,00 sq.m.

1 outdoor parking space



F3 d (North)



F3 e / F3 f
Single family-Villas





F3 e



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 3 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Five-room apartment
- 3/4 bedrooms
- 3 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



F3 e

Single-family villa

Project

METRATURE

Surface of the house 145,03 sq.m.

Surface of the loggia 29,00 sq.m.

Swimming Pool 18,00 sq.m.

Garden 275,00 sq.m.

1 outdoor parking space



F3 f



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 3 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Five-room apartment
- 3/4 bedrooms
- 3 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



F3 f

Single-family villa

Project

METRATURE

Surface of the house 145,03 sq.m.

Surface of the loggia 29,00 sq.m.

Swimming pool 18,00 sq.m.

Garden 300,00 sq.m.

1 outdoor parking space





Larus Immobiliare - Price List "F3" 2022/2023

	House	Loggia	Outdoor Parking Space	Swimming pool	Garden	Apartment	Toilet	PRICE	NOTE
F3/a SOUTH	SOLD								
F3/b NORTH	72,52	14,50	1		151,00	Three-room	2	390.000,00 €	
F3/c SOUTH	72,52	14,50	1		117,75	Three-room	2	370.000,00 €	
F3/d NORTH	72,52	14,50	1		115,00	Three-room	2	390.000,00 €	
F3/e	145,03	29,00	1	18,00	275,00	Five-room	3	790.000,00 €	
F3/f	145,03	29,00	1	18,00	300,00	Five-room	3	790.000,00 €	

SECTION "G" General plan



SECTION "G"



SECTION "G"

G2 a - G2 b



SECTION "G"

G2 c - G2 d



G2 c

G2 d

G2 a



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 2 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Four-room apartment
- 3 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



SECTION "G"

G2 a

METRATURE

Surface of the house 103,46 sq.m.

Surface of the loggia 22,50 sq.m.

Swimming pool 18,00 sq.m.

Garden 350,00 sq.m.

1 outdoor parking space



G2 b



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 2 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Four-room apartment
- 3 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



SECTION "G"

G2 b

METRATURE

Surface of the house 103,46 sq.m.

Surface of the loggia 22,50 sq.m.

Swimming pool 18,00 sq.m.

Garden 350,00 sq.m.

1 outdoor parking space



G2 c



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 2 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Four-room apartment
- 3 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



SECTION "G" G2 c

METRATURE

Surface of the house 103,46 sq.m.

Surface of the loggia 22,50 sq.m.

Swimming pool 18,00 sq.m.

Garden 233,50 sq.m.

1 outdoor parking space



G2 d



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 2 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Four-room apartment
- 3 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



SECTION "G"

G2 d

METRATURE

Surface of the house 103,46 sq.m.

Surface of the loggia 22,50 sq.m.

Swimming pool 18,00 sq.m.

Garden 233,50 sq.m.

1 outdoor parking space





NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 2 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Five-room apartment
- 3 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes

SECTION "G"

G3 a

METRATURE

Surface of the house 127,67 sq.m.

Arbour 21,90 sq.m.

Swimming pool 18,00 sq.m.

Flat roof 49,79 sq.m.

Garden 426,50 sq.m.

2 outdoor parking spaces



G3 b



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 2 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Five-room apartment
- 3 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes

SECTION "G" G3 b

METRATURE

Surface of the house 127,67 sq.m.

Arbour 21,90 sq.m.

Swimming pool 18,00 sq.m.

Flat roof 49,79 sq.m.

Garden 446,50 sq.m.

2 outdoor parking spaces



G3 c



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 2 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Five-room apartment
- 3 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes

SECTION "G" G3 c

METRATURE

Surface of the house 127,67 sq.m.

Arbour 21,90 sq.m.

Swimming pool 18,00 sq.m.

Flat roof 49,79 sq.m.

Garden 596,50 sq.m.

2 outdoor parking spaces



G4 a



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 2 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Five-room apartment
- 3 bedrooms
- 2 bathrooms
- External shower
- Veranda
- 1 walk-in closet
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



SECTION "G"

G4 a

METRATURE

Surface of the house 147,49 sq.m.

Arbour 26,00 sq.m.

Swimming pool 18,00 sq.m.

Flat roof 62,91 sq.m.

Garden 825,00 sq.m.

4 outdoor parking spaces



G4 b



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 2 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Five-room apartment
- 3 bedrooms
- 2 bathrooms
- External shower
- Veranda
- 1 walk-in closet
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



SECTION "G"

G4 b

METRATURE

Surface of the house 147,49 sq.m.

Arbour 26,00 sq.m.

Swimming pool 18,00 sq.m.

Flat roof 62,91 sq.m.

Garden 1.005,00 sq.m.

4 outdoor parking spaces





NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached villa with large open space with windows comprising dining room and relaxation area. Sleeping area consisting of 4 double bedrooms and 3 lovely bathrooms with shower. The property is equipped with large double-glazed French windows and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with a 45-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. In the basement, directly accessible via an internal staircase, it will be possible to set up your own fleet with 5 parking spaces.

Installation of radiant air conditioning system (hot/cold) with heat pump and photovoltaic system.

Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces.

The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4).

Prestigious finishes with a refined architecture for an atmosphere of high brightness which at the same time ensure total privacy.

The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Seven-room apartment
- 4 bedrooms
- 3 bathrooms
- External shower
- Veranda
- 1 walk-in closet
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



SECTION "G"

G5 Ground floor

METRATURE

Surface of the house 195,00 sq.m.

Arbour 29,52 sq.m.

Basement 119,72 sq.m.

Swimming pool 45,00 sq.m.

Flat roof 76,88 sq.m.

Garden 1.932,00 sq.m.

5 outdoor parking spaces

COMPARTO G5-PIANTA PIANO TERRA

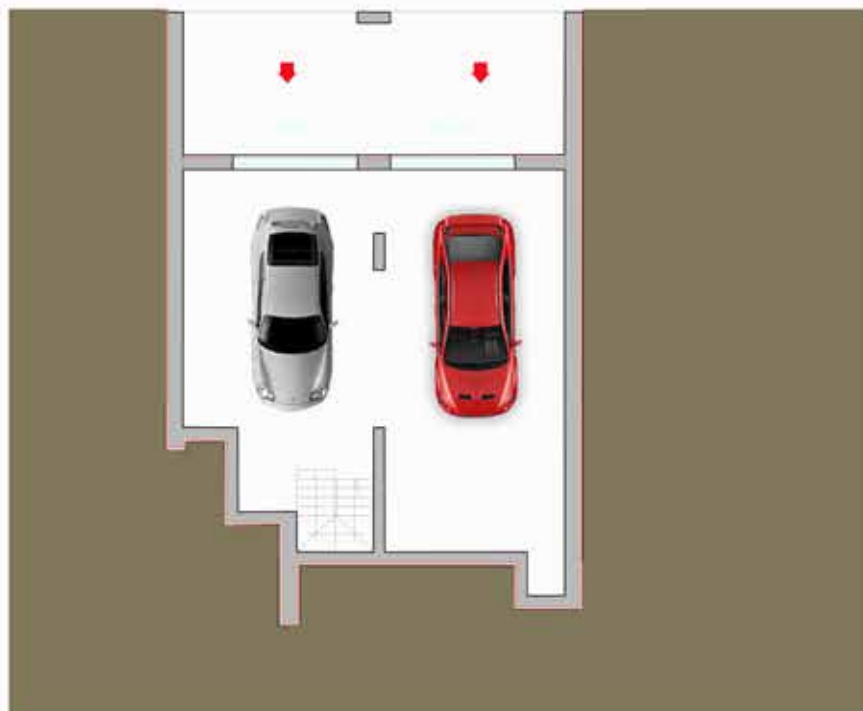


COMPARTO "G"

G5

COMPARTO G5-PIANTA PIANO SEMINTERRATO

Basement



COMPARTO G5-PIANTA PIANO TERRA

Ground floor





Larus Immobiliare - Price list "G" 2022/2023

	House	Loggia	Pergola	Basement	OUTDOOR Parking Space	INDOOR Parking Space	Swimming pool	Sun flat roof	Garden	Apartment	Toilet	PRICE
G2/a NORTH	103,46	22,50			1		18,00		350,00			500.000,00 €
G2/ SOUTH	103,46	22,50			1		18,00		350,00			500.000,00 €
G2/c NORTH	103,46	22,50			1		18,00		233,50			500.000,00 €
G2/d SOUTH	103,46	22,50			1		18,00		233,50			500.000,00 €
G3/a	127,67		21,90		2		18,00	49,79	426,50			800.000,00 €
G3/b	127,67		21,90		2		18,00	49,79	446,50			800.000,00 €
G3/c	127,67		21,90		2		18,00	49,79	596,50			800.000,00 €
G4/a	147,49		26,00			4	18,00	62,91	825,00			1.100.000,00 €
G4/b	147,49		26,00			4	18,00	62,91	1.005,00			1.100.000,00 €
G5	195,00		29,52	119,72		5	45,00	76,88	1.932,00			1.700.000,00 €