



Bedrooms: 9
Bathrooms: 7
Capacity: 17
Square: 600 m²

SET WITHIN THE PRIVATE ESTATE OF CAPO CODA CAVALLO ON SARDINIA'S NORTHEASTERN COAST, VILLA MARIA OCCUPIES A PRIVILEGED WATERFRONT POSITION JUST 50 METRES FROM A SECLUDED SANDY BEACH. DESIGNED BY THE CELEBRATED ITALIAN ARCHITECT LUIGI CACCIA DOMINIONI, THIS 600 M² RESIDENCE COMMANDS SWEEPING VIEWS OVER A PROTECTED NATURAL HARBOUR. NINE BEDROOMS, A HEATED INFINITY POOL WITH JACUZZI, A PRIVATE SAUNA AND HAMMAM, AND DIRECT BEACH ACCESS MAKE THIS AN UNRIVALLED SETTING FOR FAMILY GATHERINGS, CORPORATE RETREATS, OR INTIMATE CELEBRATIONS.



FACILITIES VILLA MARIA, SARDINIA

- . Pool
- . Sauna
- . Gym/Fitness
- . Terrace / Balcony
- . Garage/Parking
- . Jacuzzi
- . Hammam
- . Spa
- . Panoramic view
- . Wi-Fi





A SECLUDED WATERFRONT MASTERPIECE — WHERE ARCHITECTURAL HERITAGE MEETS THE SARDINIAN SEA.



Accommodating up to seventeen guests across nine bedrooms, Villa Maria offers a rare blend of architectural pedigree and coastal serenity. The property is steps from its own sandy beach, with a second celebrated beach just a ten-minute stroll away, while the vibrant town of San Teodoro—with its hypermarket, bars, and restaurants—lies only seven kilometres inland.

Inside, the villa unfolds with a warm, inviting aesthetic. Natural light pours through patio doors, illuminating open living spaces designed for both relaxation and entertaining. Multiple seating areas invite quiet moments — whether admiring the sea views or gathering by the water fountain — while the dining room and fully equipped kitchen set the stage for opulent dinners featuring authentic Sardinian and Italian cuisine. Two covered terraces and an outside dining area extend the living space outdoors, with a beachfront terrace framing the bay like a private amphitheatre.

The nine double bedrooms — eight in the main villa and one in a separate guest cottage — are serene retreats, each with large windows that capture sweeping bay views and unforgettable sunrises.

Five rooms feature en-suite facilities, while the remaining four share bathrooms between two. The master bedroom is a sanctuary in itself: an en-suite bathroom with dual vanity, bathtub, and separate shower, complemented by a private sauna nearby. The guest cottage offers complete autonomy with its own en-suite bathroom and private patio.

Leisure at Villa Maria is effortless and unhurried. The 15-metre heated infinity pool with integrated jacuzzi anchors the landscaped gardens, while a covered beachfront terrace and gym patio with Technogym equipment cater to both relaxation and wellness. A dedicated sandy beach offers direct access to the crystalline waters of the protected marine area, with two canoes and two stand-up paddleboards available for exploring the coastline. Sauna, Turkish bath, and a study complete the picture of refined coastal living.

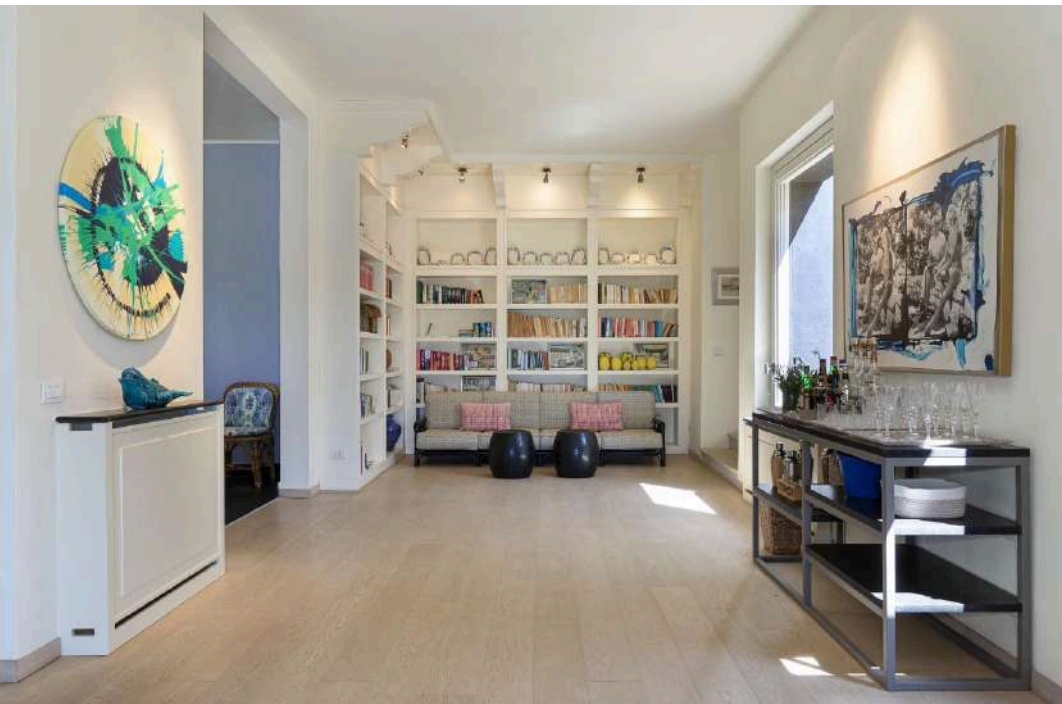
Additional amenities include a laundry room, satellite TV, a sound system, and private parking. For those seeking deeper indulgence, massages, yoga and gym instructors, tennis, golf, motorboat hire, and water sports can be arranged at extra cost.





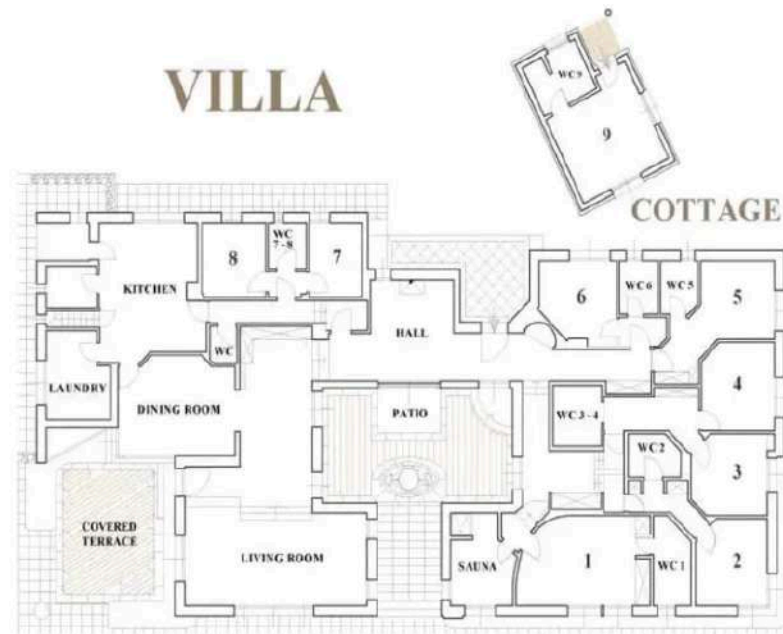








VILLA



- **1** BEDROOM double master bedroom, en suite **BATHROOM 1** bathtub, separate shower, 2 sinks, toilet
- **2** BEDROOM double, en suite **BATHROOM 2** bathtub, sink, toilet
- **3** BEDROOM double
- **4** BEDROOM double
- **BATHROOM 3-4** bathtub, separate shower, 2 sinks, toilet
- **5** BEDROOM double, en suite **BATHROOM 5** bathtub, sink, toilet
- **6** BEDROOM double, en suite **BATHROOM 6** bathtub, sink, toilet
- **7** BEDROOM single
- **8** BEDROOM double
- **BATHROOM 7-8** shower, sink, toilet
- **9** BEDROOM double, en suite **BATHROOM 9** bathtub, separate shower, 2 sinks, toilet

PROPERTY LOCATION



Capo Coda Cavallo private estate. Direct access to a private sandy beach, 50 m away. 7 km to San Teodoro, 25 km to Olbia Airport. 30 km to Porto Rotondo, 70 km to Porto Cervo.





DOLCE VILLA SAGL

Viale Stefano Franscini 30, 6900 Lugano, Switzerland

✉ info@mydolcevilla.com

☎ +41 76 589 5428 VAT CHE-294.664.208