



MAIOR CAPITAL

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## Maior Capital srl

AGENCY — BUDONI

BUDONI — SARDEGNA

# Modern villa just minutes from the beach

€ 635.000

PRICE

1237 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION


# Modern villa just minutes from the beach


There are places where time seems to slow down, where the sea breeze is intertwined with the authenticity of a still intact context. This is where a refined Mediterranean villa comes to life, designed to offer an exclusive living experience amid modern comforts and relaxed atmospheres. Just minutes from the sea, a beautiful beach of clear sand and shallow waters, framed by an evocative pine forest, becomes the natural extension of everyday life, ideal for long walks and sunny days. The property is on two levels, with harmoniously distributed rooms. On the ground floor, a large bright living room welcomes an open kitchen with an American-style central island: a convivial space with a contemporary design, perfect for moments of sharing. The upper floor houses the sleeping area, more intimate and reserved: the master suite with walk-in closet and en suite bathroom represents an elegant private retreat. Completing the level are two additional bedrooms and a versatile hall, easily convertible into a fourth bedroom with the possibility of a dedicated bathroom. The property is enriched

by two additional bathrooms, a functional laundry room, a refined wine cellar and a well-kept front garden, ideal for fully enjoying the outdoor spaces in total relaxation. A perfect residence for those who want a seaside dwelling capable of combining style, functionality and quality of life. Composed as follows: Ground floor Large living room with open kitchen Environment dedicated to wine cellar Bathroom Laundry room Utility room Technical room First floor Veranda One master bedroom with walk-in closet and en suite bathroom Two single bedrooms One bathroom Environment currently dedicated to living/dining room convertible in fourth bedroom Features: Fireplace Air conditioning Independent heating 4.5 kw solar panels 5.000 liters Uncovered parking space Strengths according to Maior Capital: #1 Strategic location just minutes from the sea #2 Convenience to all services #3 Versatile and adaptable interior distribution #4 Valuable outdoor spaces and accessories #5 Only 25 minutes from Olbia Costa Smeralda port and airport™ Maior Capital is...

 **1237 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **3**  
BATHROOMS

 **€ 635.000**  
PRICE

## FEATURES



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.

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