



La Cruzitta

Costa Paradiso, Sardinia



Costa Paradiso, gated resort at the sea:
The Villa is situated in a good location
of the coast.
Discover beautiful beaches and bays like Li Cossi.
In the hinterland you'll find the Gallura
region as an untouched wild beauty.
Can be reached by Olbia and Alghero airport
or by Porto Torres ferry port.



Pictures of Costa Paradiso by Hans Leysieffer.

<http://vimeo.com/user8122405>
<https://www.facebook.com/hans.leysieffer>







Price

1.400.000 Euro

Commission: 3.66 %

Property Size

ca. 1.038 sqm

Living Area (inside)

ca. 135 sqm

Veranda, Balcony and Terraces

ca. 120 sqm

Bedrooms

Main building 3, guest house 2

Bathrooms

Main building 3, guest house 2

Swimming Pool

ca. 6 m x 3,5 m

Object Number

M 347

All figures and information given in this presentation have been carefully prepared and reviewed. They are partially based on the documents and plans received by the seller. However, we make no warranty as to accuracy or completeness of these details. Upon request or when initiating, we provide you a copy of our general terms and conditions.

View of the open sea and Corsica



Location

Costa Paradiso is a resort at the sea. All of the houses harmonize in style and colour with the unique red granite cliffs. In this area you'll find rocky bays with sunbathing platforms as well as the sandy beach of Li Cossi, which is considered to be one of the most beautiful beaches of the northwest. You can reach several more divine beaches within minutes by car, like Cala Sarraina or Marinedda at Isola Rossa. At the small harbour of the Costa Paradiso inflatable boats can be rent, with which secluded bays can be explored from the sea. In addition to this there is a diving centre with diving school. In the resort you'll find supermarkets, restaurants and bars as well as further small stores and a pharmacy. Medical support is available during the summer months. Nearby towns include Trinita d'Agultu, Badesi, Valledoria, Castelsardo and Santa Teresa (with Capo Testa). The hinterland called Gallura is worth seeing (hiking, cycling) with the towns Luogosanto and Tempio (centres in typical granite) and the Valle della Luna near Aggius.

The property „La Cruzitta“ is situated in a standalone location in the upper party of the Costa Paradiso. It adjoins a nature reserve. A business centre with supermarket, bars, restaurants, boutiques and stores for meat, fish, fruits and vegetables can be reached by car in ca. 3 minutes. The sandy beach of Li Cossi can be arrived via well developed path along the cliff coast. This path is starting from a small harbour. The harbour can be reached by car within ca. 5 minutes. The path leads you to Li Cossi beach, which can't be approached by car.





LA CRUZITTA



Property Description

(1)

„La Cruzitta“ is a rare gem in the Mediterranean: a luxury villa with 5 bedrooms and 5 bathrooms in the main and guest house and a private dream pool situated in a stunning individual plot on the border of the amazing natural environment of Costa Paradiso on the Northwest coast of Sardinia. The property is positioned at the end of a road not accessible to public view and presents a very rare and unrivaled panoramic view over a rocky valley to the sea from Corsica in the North to Isola Rossa and Porto Torres in the South:

[La Cruzitta](#) was designed for his own private use by Italian architect Gianni Errico finished in 2008 using selected, beautiful, and high-quality materials. This villa is an outstanding masterpiece of integrating a private, individual home into the fascinating nature of Costa Paradiso. Special care was taken selecting warm internal and external colours, plain but exciting architecture of the internal and external living areas on three levels, and the natural light-flooding of all rooms. [La Cruzitta](#) is reached from the parking area above at the end of the access road via a 25-step natural rocky illuminated stairway.

The villa is equipped with a central gas heating system with floor heating for all living rooms in the main house and radiators in all bathrooms. All external sliding doors and windows are glazed with modern Thermopane elements. Spacious tiled terrace areas are located on three sides. The patio of the main house comprises a sun sail, grill barbecue, granite washing basin, integrated seating for 6 and the inner main living room has an open fireplace. The main house kitchen is equipped with a 5-flame gas stove, exhaust hood, refrigerator/deep freezer, electric baking oven, dishwasher, and a micro-wave. Additionally, a wine cooler and a big, side-by-side refrigerator/deep freezer with ice machine is located in an external cabinet on the Northern terrace. In a built-in closet in the patio area you have a washing machine and a central vacuum cleaner system with access to all main house living areas. The villa comprises many high-quality cupboards with sliding doors and additional sufficient stowage room. Dedicated leads are prepared for main house air conditioning (which is not necessary based on several years experience). The actual owner has taken over [La Cruzitta](#) in 2011 and expanded the property in many aspects with own initiative and high engagement.



LA CRUZITTA



Property Description

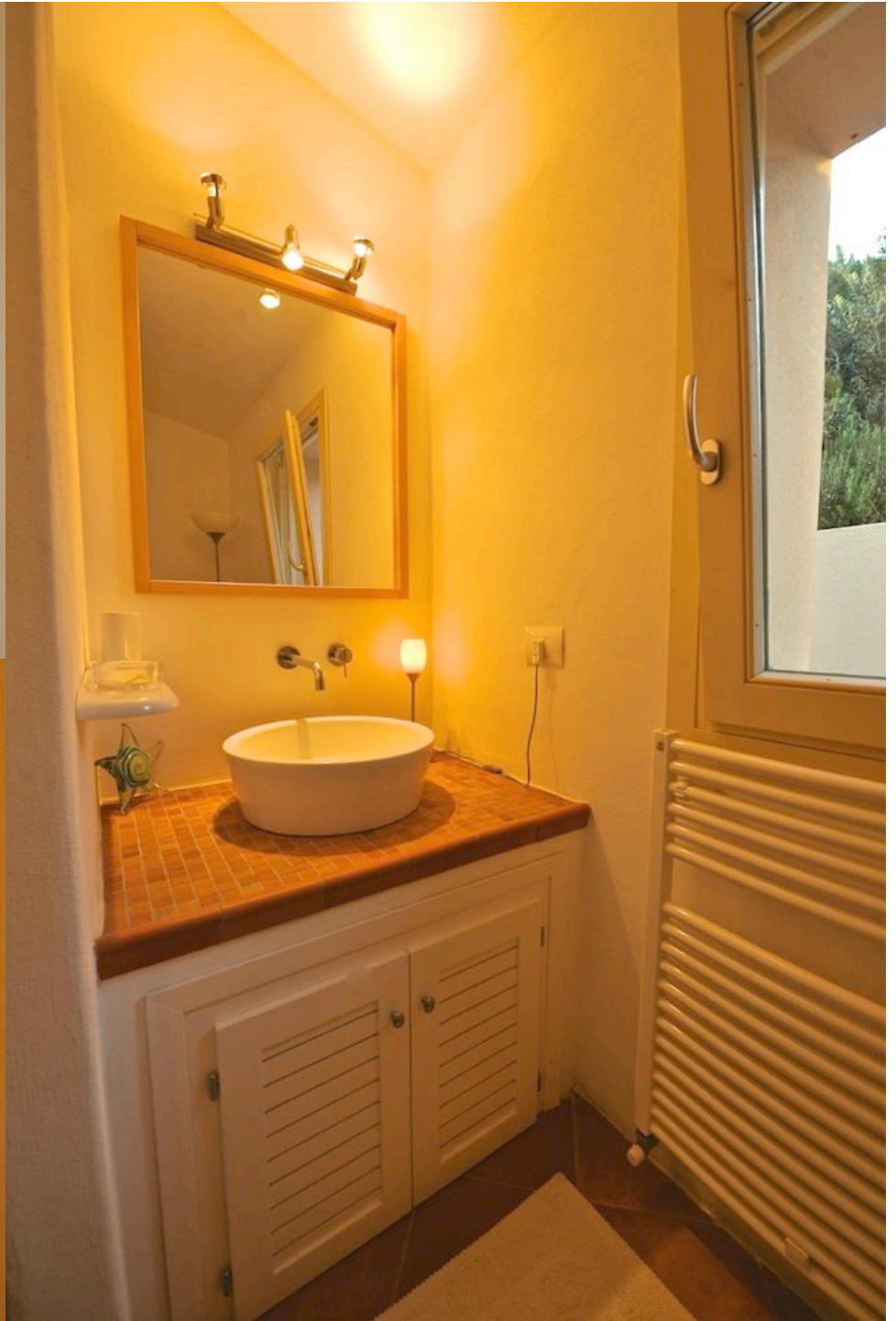
(2)

In 2013 a separate guesthouse was designed and constructed together with Gianni Errico, comprising two rooms on two levels, each with shower bathroom and separate gas radiator heating for all rooms. Detailed care was taken to continue the overall style, materials, and high finishing quality of the main house. Today you won't see that the property has been built in different periods:

Further on a low energy concept was developed and realized: the three South-East oriented roofs of the main house have been equipped with three independent, integrated thermal solar systems with an overall active surface of around 33 m². The left part is solely used for pool heating using a high efficient heat exchanger delivering a bathing temperature of above 23 degree Celsius from end of April to end of October. The middle system comprising a 400 l solar storage buffer delivers energy for domestic water supply of the main house, and the most right part on the roof is independently used to provide solar power for the guest house domestic water heating using a 200 l storage buffer (no additional gas energy is needed for domestic hot water production from beginning of March to end of November based on a 2 years operating experience). All solar system components are low maintenance, operating fully automatically, and have been supplied by a high-quality German supplier (Fa. Solarbayer).

The sea oriented side of the pool has been equipped with a large exotic woods terrace area with integrated edge illumination. A modern high-power counter swim jet system (Fa. Speck Badujet Vogue) was built into the pool with switchable separate massage jet outlets. Integrated external cabinets have been established on the Northern terrace of the main house for a wine cooler and a big side-by-side refrigerator/freezer with ice machine (both stainless steel Fa. Liebherr). The whole [Cruzitta](#) property is equipped with a well thought-through lighting concept mainly using internal floor uplighters (partially to dim) and more than 70 external lighting elements switchable in groups:

The external areas have been landscaped with caring detail and local plants which are through-out sprayed in summertime with an automatic water supply. The property is today nicely grown-in and easy to maintain.





Guest house
veranda view



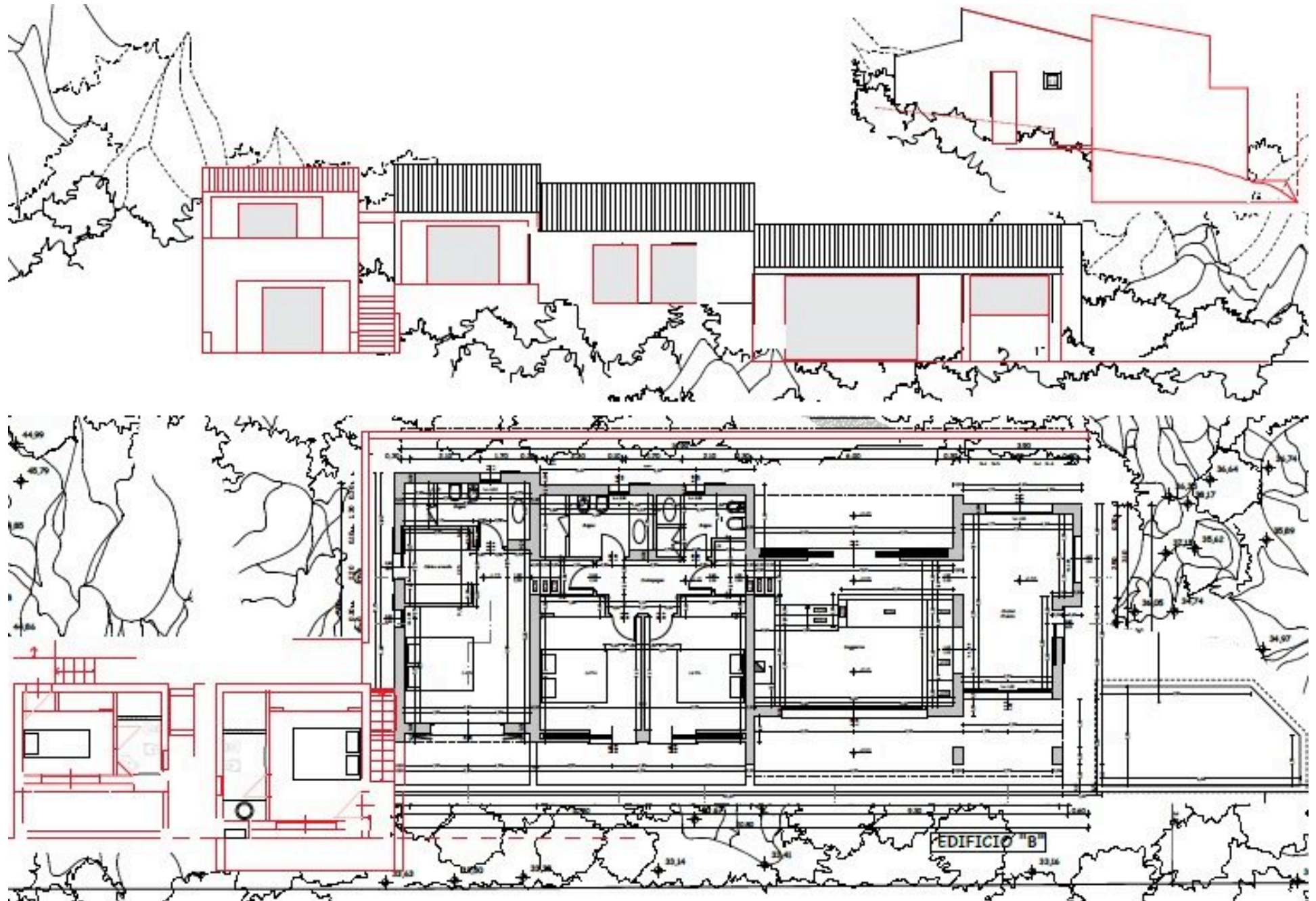








Floor Plan





Stephan Roeder

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