



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

New building! Villa in Palau with sea view and pool, excellent quality in a top location|Real estate Sardinia



IT-S2002-KA

Seaview  
07020 Palau  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	07020
<b>Country</b>	Italy
<b>City</b>	Palau
<b>Additional geographical information</b>	Sardinia
<b>Living space</b>	approx. 99 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Plot size</b>	approx. 250 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Asking price</b>	730.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	First occupancy
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>

## Description

VILLA WITH SEA VIEW, GARDEN, POOL, PALAU.

Detached villa with stunning sea views, large private garden and swimming pool. 3 bedrooms. Luxury condominium. New construction. Walking distance to sea and shops. Energy class A.

Welcome to a brand new and exclusive residence in one of the most sought-after areas of Palau, with stunning sea views and a luxurious private pool.

The residential units are spread over one level, with large verandas and private gardens for the two apartments on the ground floor and spacious covered terraces of 30 m<sup>2</sup> for the two penthouses on the first floor. Natural light penetrates all rooms through the large sliding windows, providing exceptional brightness, and the sea view is fully present even on the ground floor.

The apartments and villas are equipped with an armored entrance door, PVC windows, sun protection shutters with sliding doors, volumetric burglar alarm, WIFI preparation, photovoltaic system, heating and air conditioning with latest generation hydronic splits and Cerasarda floors of the "i Gioielli del Sea" brand. Energy class A+. The swimming pool represents the added value of the residence.

The location of the complex is excellent, among villas and small apartment complexes, a few steps from the shops and the center of Palau.

Each house has a car parking space and parking spaces for bicycles in the common area.

Villa 10 - Ground floor.

Villa 10 represents one of the three largest and most exclusive units in the entire complex. Free on four sides and surrounded by a lush garden, it extends on one level and offers 84 m<sup>2</sup> of interior space, 27 m<sup>2</sup> of veranda overlooking the sea, 194 m<sup>2</sup> of private land with Mediterranean essences and a private parking space. Thanks to the three bedrooms, the house can also be easily rented out to holiday guests.

There are a total of 11 units in the complex, including 3 single-family houses and 8 apartments, with prices ranging from 475,000 to 830,000 euros.

Contact us for specifications and to arrange a site visit. Completion 2025.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Palau, Sardinia.



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**Your contact person**

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