



*Luccumiao*

San Pantaleo – Olbia

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# 1. Costa Smeralda

Sardinia is truly unique.

The northern part of the island is one of the most beautiful natural areas, white sandy beaches, natural reserves, incredible views. One of the most visited regions in Italy.

Not only because the sea is amazing, there is also an international “jet set” that stays in the area during the summer.

But just a few know the magic of the Sardinian inland, the wilderness and quiet beauty of the back-country, the hospitality of its inhabitants.

Sardinia has one the most beautiful landscapes of the Mediterranean sea. And it is so close to the big European capitals...





## 1. Costa Smeralda

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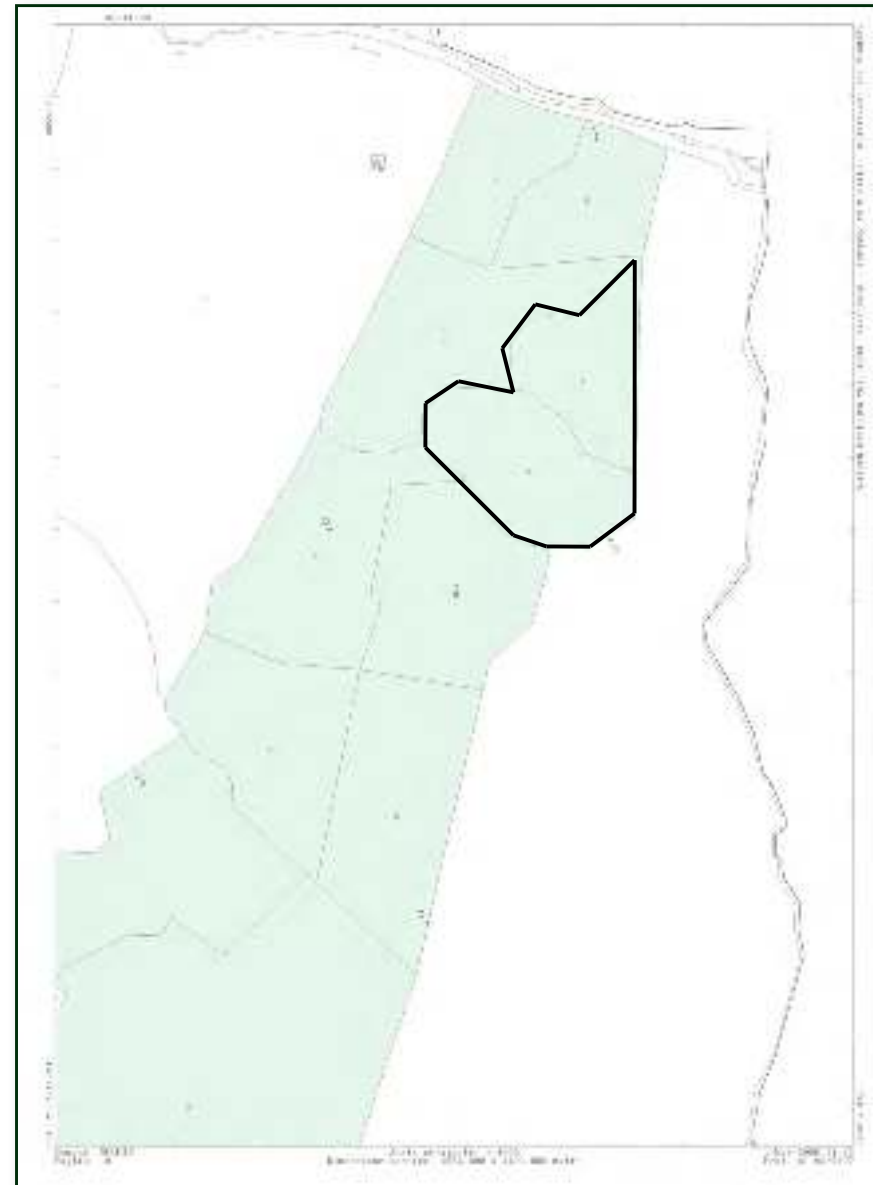


## 2. The Estate

Horse farm of 7.2ha within an estate of over 40ha.

Located less than 5km from the sea and less than 20 minutes from Olbia International Airport.

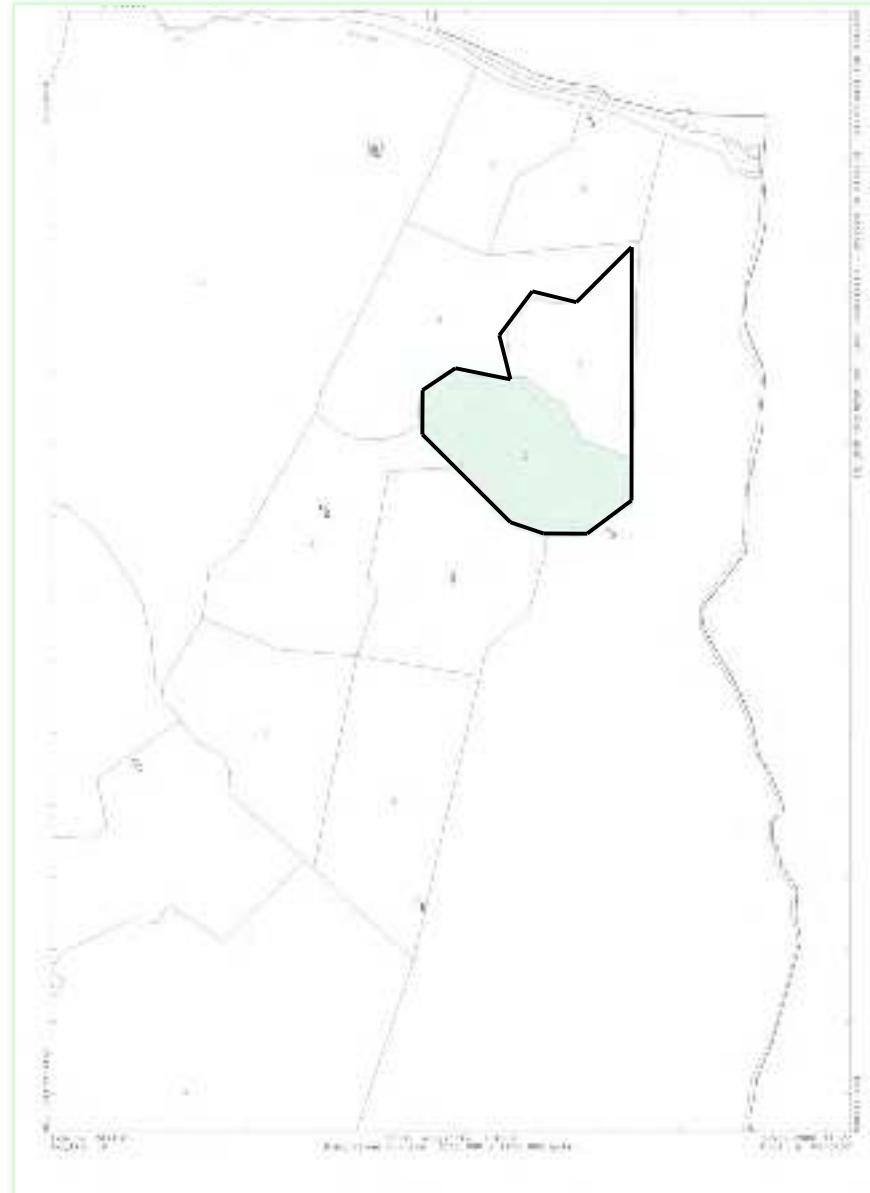
Porto Rotondo and Porto Cervo are at less than 20 km. And the new Polo field of Costa Smeralda is less than 5 min away.



### 3. The Property for sale

Created in 2003 by the current owners to pursue their interests for nature, the outdoors and the sports, this horse-farm was conceived with all the facilities and comforts necessary to :

- practice various sports: riding, tennis, swimming, walking and climbing.
- have a relaxing environment with all the required facilities and amenities such as a spa, paths and walkways, nice panoramic spots to rest, read, or meditate.
- have sufficient rooms to accommodate family, friends and guests with the possibility for each and all to enjoy their privacy.
- enjoy style as the building materials, the finishings and the equipment of the estate are designed to the highest standards.
- each of the ten bedrooms has an en-suite bathroom and the property is equipped with wireless internet connections ,VOIP telecommunication system, and satellite TV in each building (one per each of the 6 separate apartments).





### 3. The Property for sale

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### 3. The Property for sale

The farm comprises the following buildings:

**A Farm House:**

- 3 double bedrooms with en-suite bathrooms
- entrance with guest washroom
- living room
- dining room
- kitchen
- patio



The Farm House



The Farm House Living Room



The Farm House Dining Room

### 3. The Property for sale



The Farm House Patio



The Farm House Master Bedroom



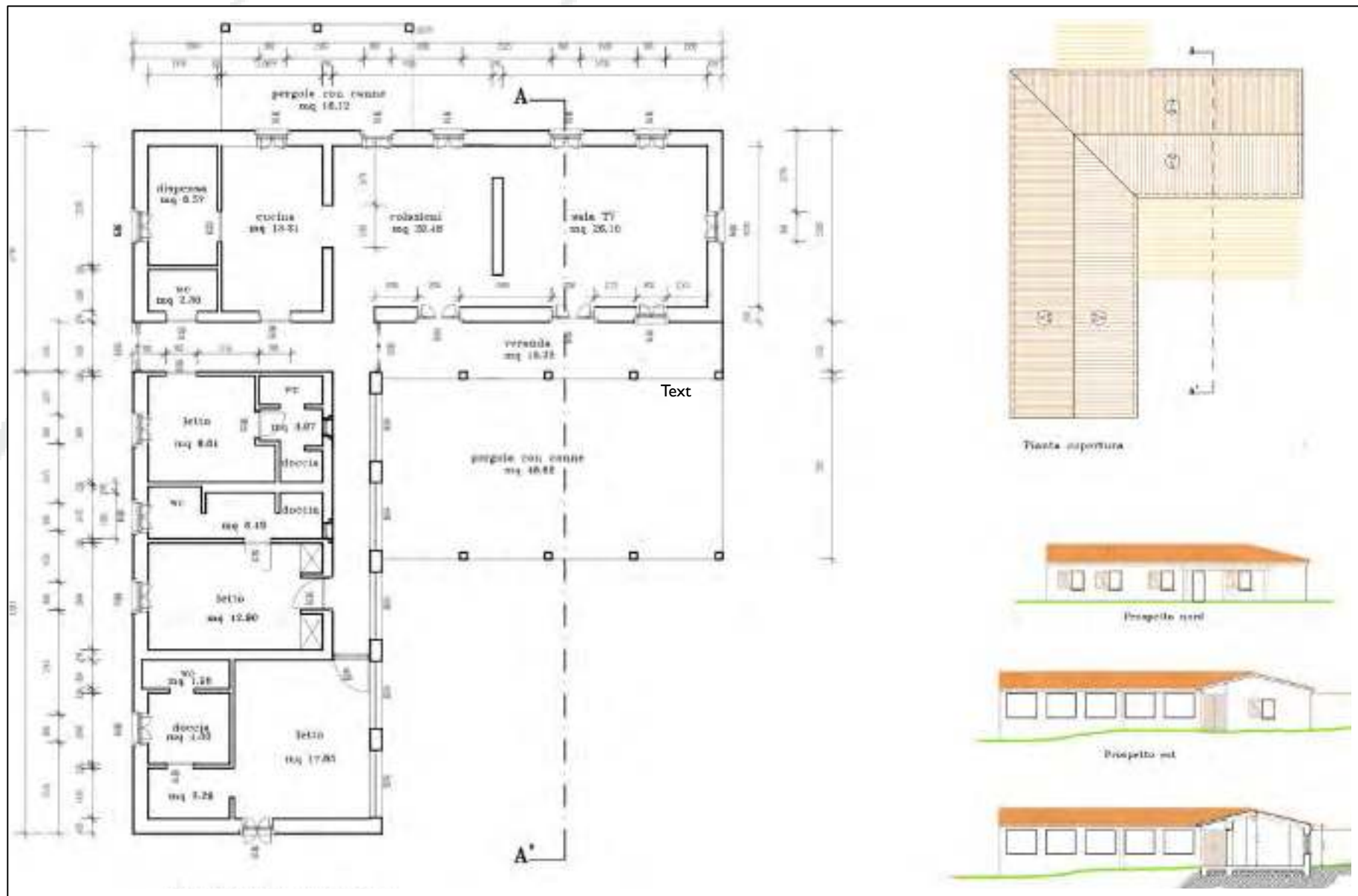
The Farm House Master Bathroom



The Farm House Hall



### 3. The Property for sale



### 3. The Property for sale

#### **A Guest House :**

- double bedroom with en-suite bathroom
- private spa
- sitting room



The Guest House

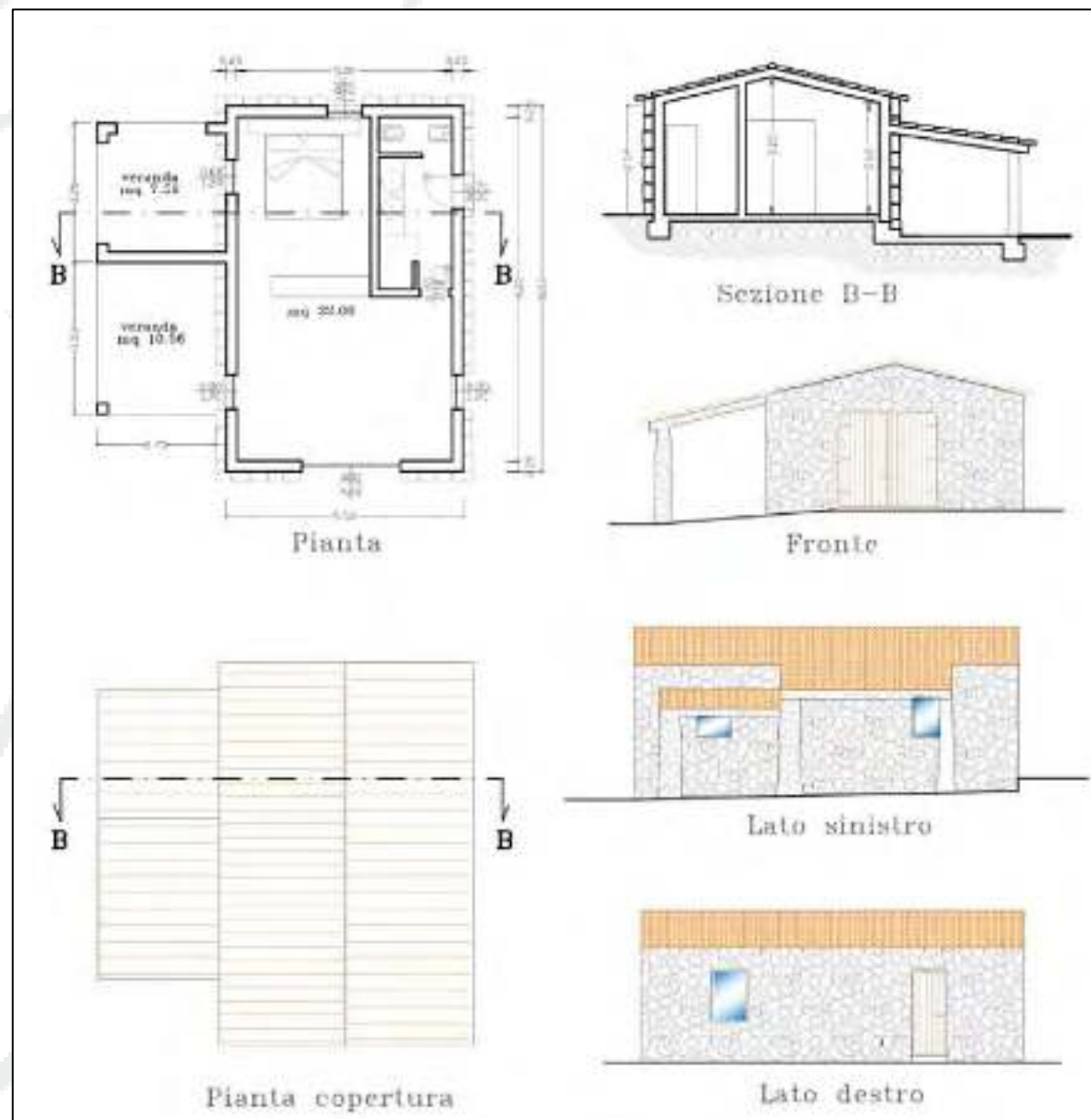


The Guest House Spa



The Guest House Bedroom





### 3. The Property for sale

#### **A Converted Barn:**

East and West Wings duplexes each with:

- 2 double bedrooms with en suite bathrooms (upper floors)
- living room (ground floor)
- kitchen and dining area (ground floor)
- guest washroom (ground floor)
- covered patio

#### **North and South Upper floor Studios each with:**

- private bathroom
- individual kitchen

**Central Laundry and Gym Studio** overlooking the biological pond and gardens.



The Gym and Leisure Room



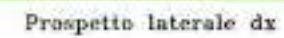
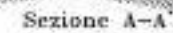
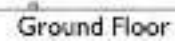
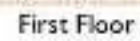
The Barn Ground Floor



The Barn Ground Floor



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### 3. The Property for sale

**Stables** which can accommodate up to 10 horses. A **riding school** and paddock.

A **swimming pool** with a very pleasant teak sundeck.

A biological **pond**.



The Deck and the Swimming Pool



The Gym and Leisure Room



The Stables

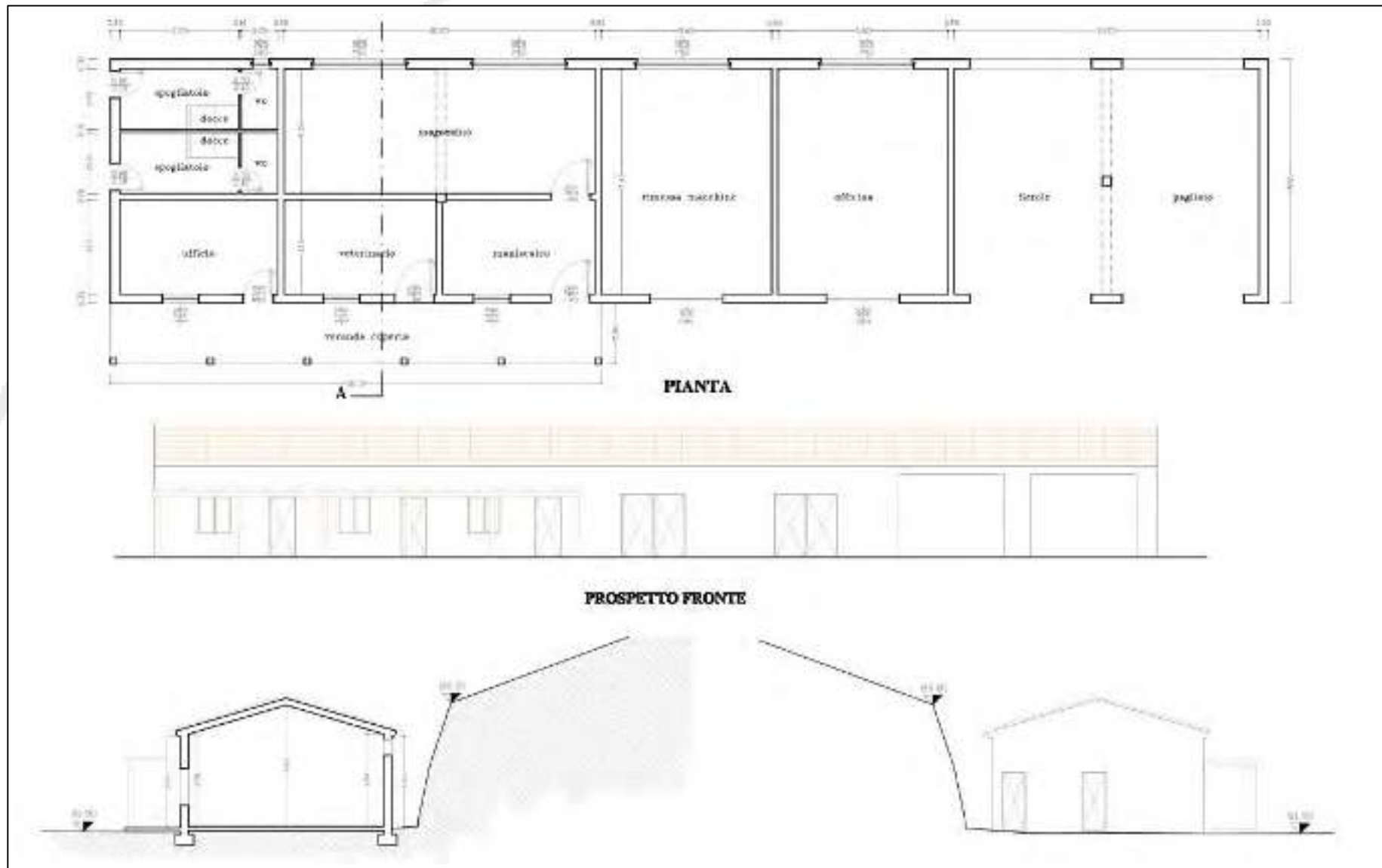
### 3. The Property for sale





### 3. The Property for sale

Additional Building Permit (not built yet)



## 4. Surface of the buildings

Surfaces of the buildings	Surface m2	Verandas m2	Coverd terr. m2	Technical m2	Cisterns m2	Other m2	m3
<b>Farm House</b>							
Groundfloor	190.0	15.4					632.1
Covered terrace			50.5				
<b>Guesthouse</b>							
Groundfloor	48.8	15.6					193.6
<b>Barnhouse</b>							
Groundfloor	221.8	110.8					701.1
Firstfloor	194.0			33.1			587.9
					67.8		85.3
							169.4
<b>Stables</b>							
Groundfloor	194.0	136.2					1020.0
<b>Other</b>							
Tennis						612	
Pool						150	
Deck						200	
Riding paddock						800	
Ponds						2000	
<b>TOTAL</b>	848.6	278	50.5	33.1	67.8	3762	3389.4
<b>Additional Building Permit not built yet</b>							
Office, changing rooms, garage and barn	304						1051.8
<b>GRAND TOTAL</b>	1152.6	278.0	50.5	33.1	67.8	3762.0	4441.2