



VIVA SMERALDA

 4  4  1

RESIDENCE 4

Pool • Garden • Terrace

TOTAL AREA

365 M<sup>2</sup>

LAND PLOT

674 M<sup>2</sup>

Set on the untouched coastline of northern Sardinia, Viva Smeralda is a private sanctuary defined by slow luxury and refined simplicity. A closed residential estate where architecture blends into nature, and interiors are designed to inspire. With high-end finishes, curated surroundings, and a sense of quiet exclusivity, this is where time slows down and life begins to feel truly your own.



VIVA SMERALDA























General Plan

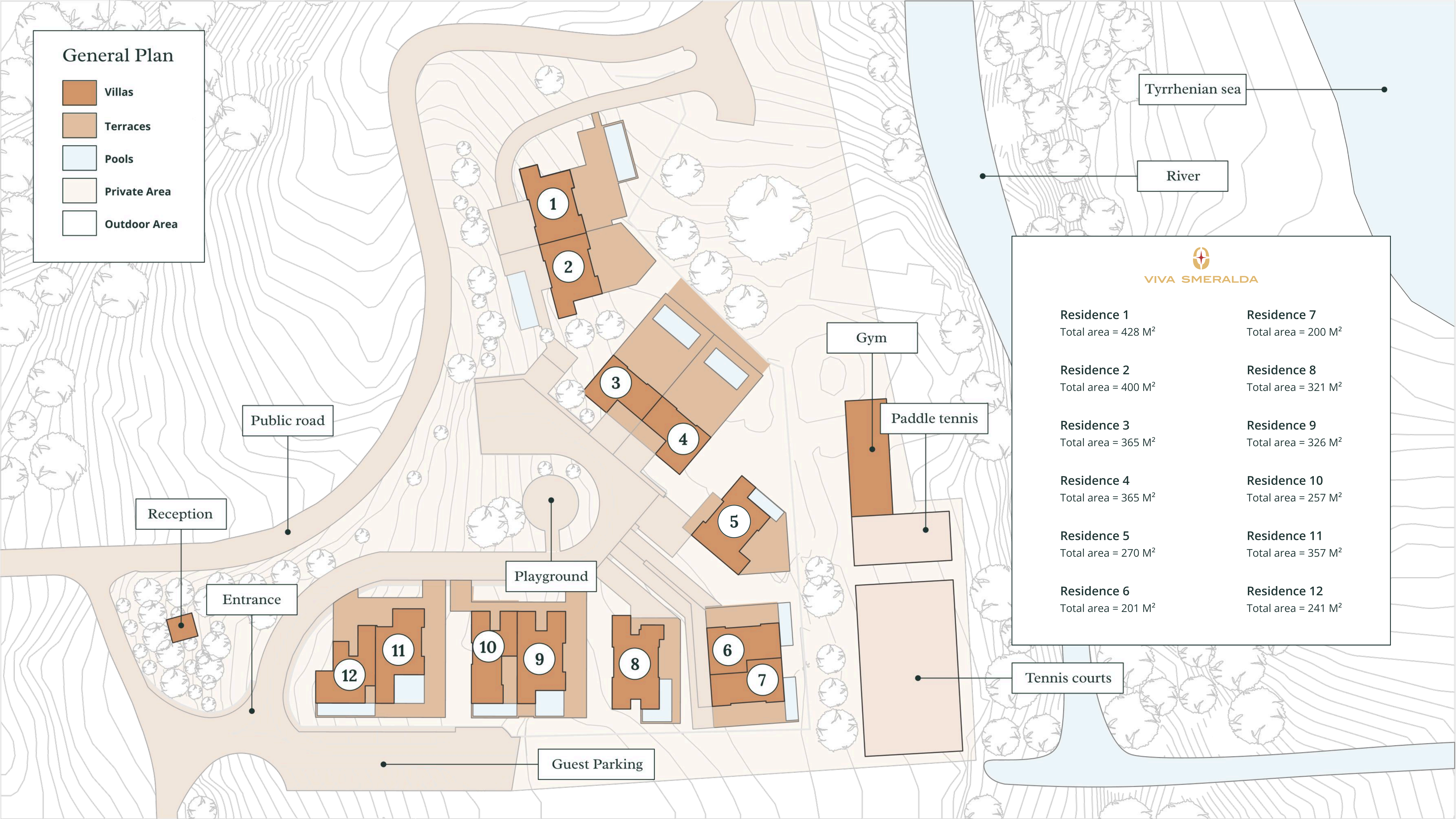
Villas

Terraces

Pools

Private Area

Outdoor Area



**Residence 1**  
Total area = 428 M<sup>2</sup>

**Residence 2**  
Total area = 400 M<sup>2</sup>

**Residence 3**  
Total area = 365 M<sup>2</sup>

**Residence 4**  
Total area = 365 M<sup>2</sup>

**Residence 5**  
Total area = 270 M<sup>2</sup>

**Residence 6**  
Total area = 201 M<sup>2</sup>

**Residence 7**  
Total area = 200 M<sup>2</sup>

**Residence 8**  
Total area = 321 M<sup>2</sup>

**Residence 9**  
Total area = 326 M<sup>2</sup>

**Residence 10**  
Total area = 257 M<sup>2</sup>

**Residence 11**  
Total area = 357 M<sup>2</sup>

**Residence 12**  
Total area = 241 M<sup>2</sup>



# RESIDENCE 4

## FIRST FLOOR

### INTERNAL

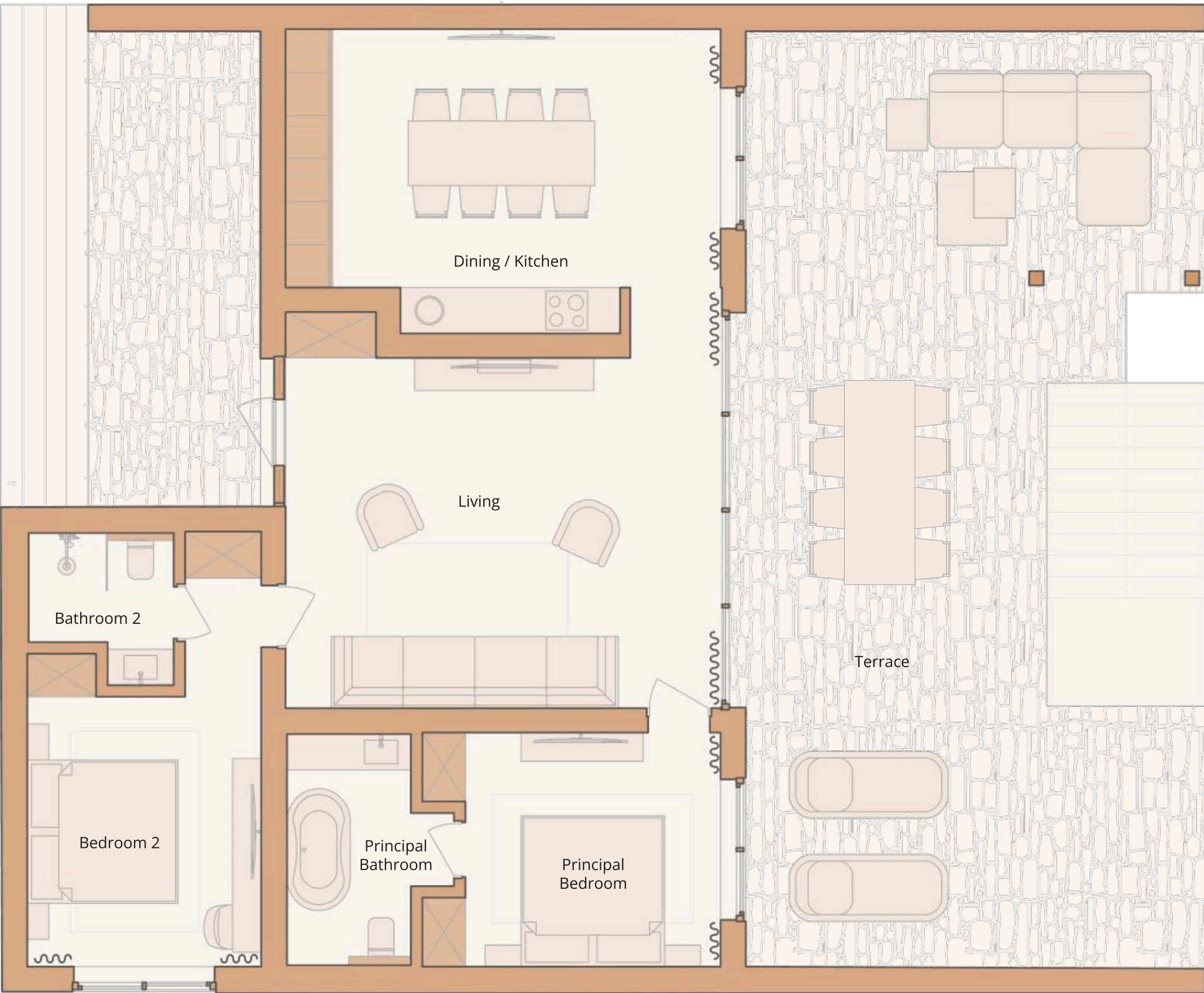
|                           |          |
|---------------------------|----------|
| Living / Dining / Kitchen | 55,37 M² |
| Principal Bedroom         | 12,74 M² |
| Principal Bathroom        | 6,17 M²  |
| Bedroom 2                 | 15,27 M² |
| Bathroom 2                | 3,62 M²  |
| Bedroom 3                 | 15,45 M² |
| Bathroom 3                | 3,62 M²  |
| Bedroom 4                 | 12,92 M² |
| Bathroom 4                | 5,93 M²  |

### EXTERNAL

|                 |           |
|-----------------|-----------|
| Pool            | 40 M²     |
| Terraces        | 194,29 M² |
| Parking terrace | 30,08 M²  |

TOTAL AREA\*  
365,38 M²

LAND PLOT  
674 M²



\*Excluding parking terrace



# RESIDENCE 4

## GROUND FLOOR

### INTERNAL

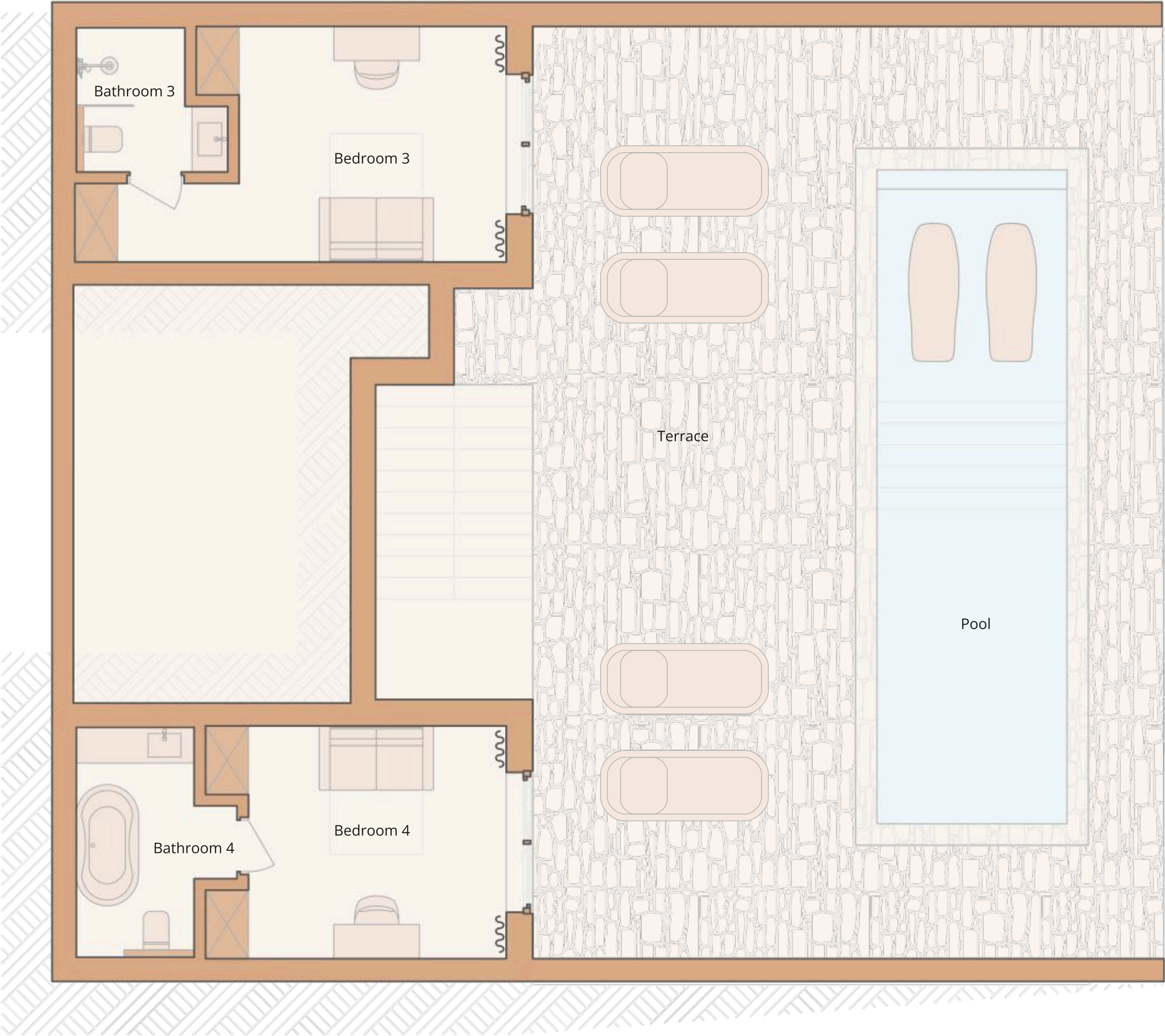
|                           |          |
|---------------------------|----------|
| Living / Dining / Kitchen | 55,37 M² |
| Principal Bedroom         | 12,74 M² |
| Principal Bathroom        | 6,17 M²  |
| Bedroom 2                 | 15,27 M² |
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CHOOSE YOUR TAILORED INTERIOR: 3 EXCLUSIVE DESIGN CONCEPTS



TERRA



HERITAGE



STONEWOOD





TERRA

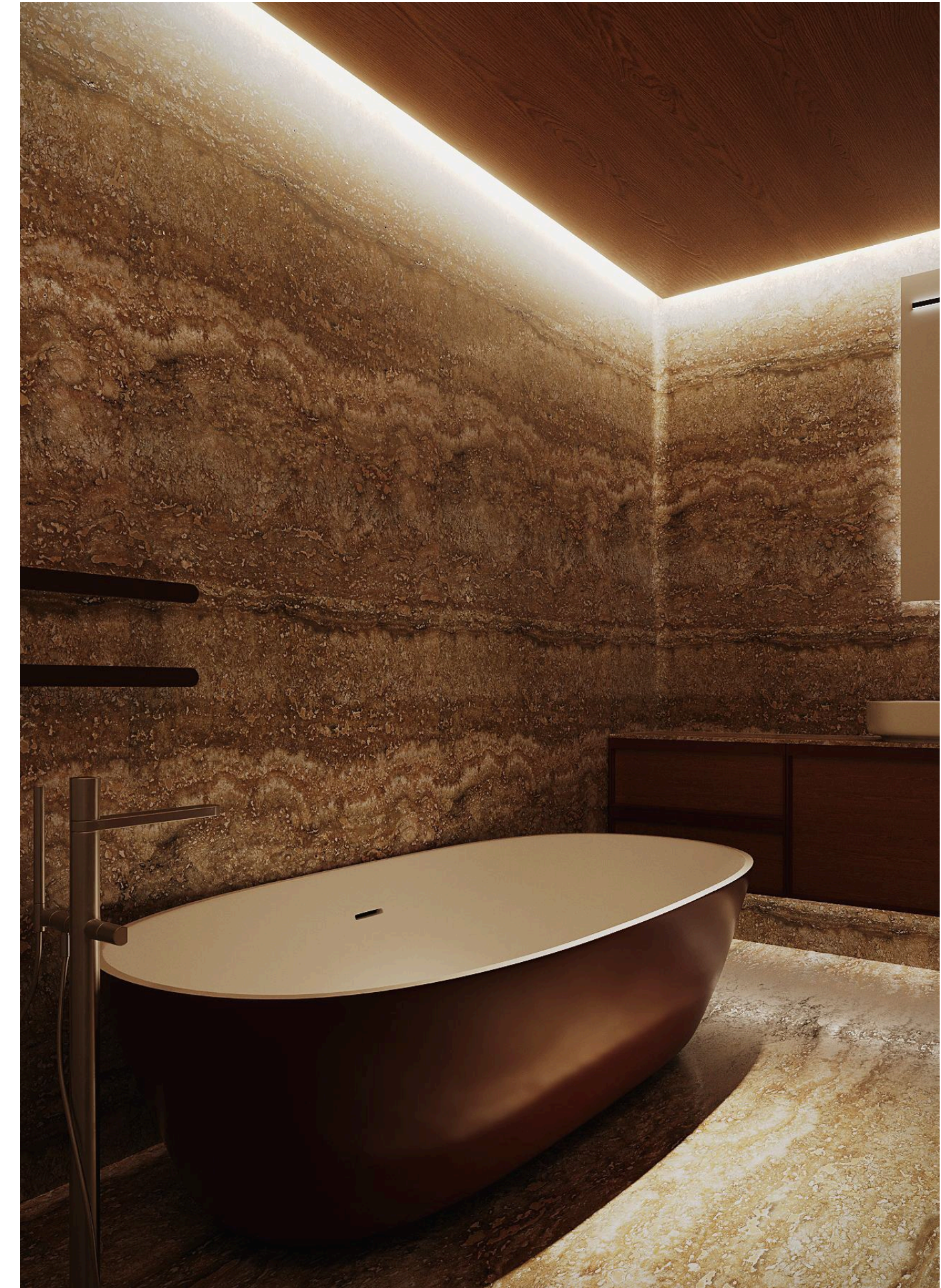




TERRA

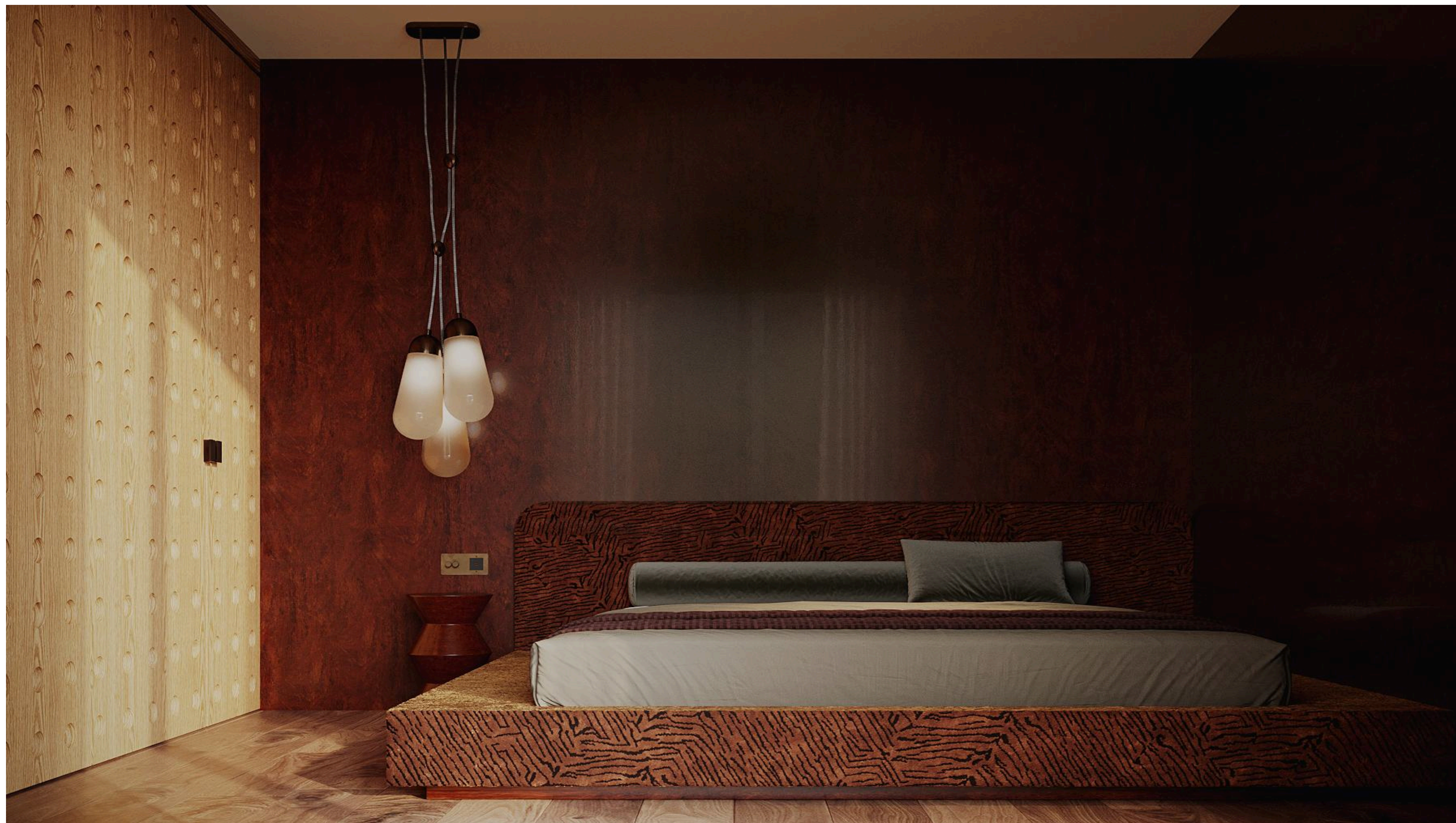






TERRA





TERRA





TERRA







TERRA





HERITAGE





HERITAGE







HERITAGE





HERITAGE





HERITAGE







HERITAGE





STONEWOOD





STONEWOOD







STONEWOOD





STONEWOOD





STONEWOOD





STONEWOOD







## ABOUT VIVA SMERALDA

Viva Smeralda is a private community of 12 luxury villas, offering a new way to live in Sardinia with seamless, full-service property management. From security and maintenance to concierge services, every detail is expertly handled, allowing you to simply enjoy the beauty of your home. Each villa comes with breathtaking sea views, spacious terraces, and a private pool. Every block is crafted with high-end materials and thoughtful design. With panoramic views of the La Maddalena archipelago, this is Sardinia at its best — timeless Mediterranean beauty.















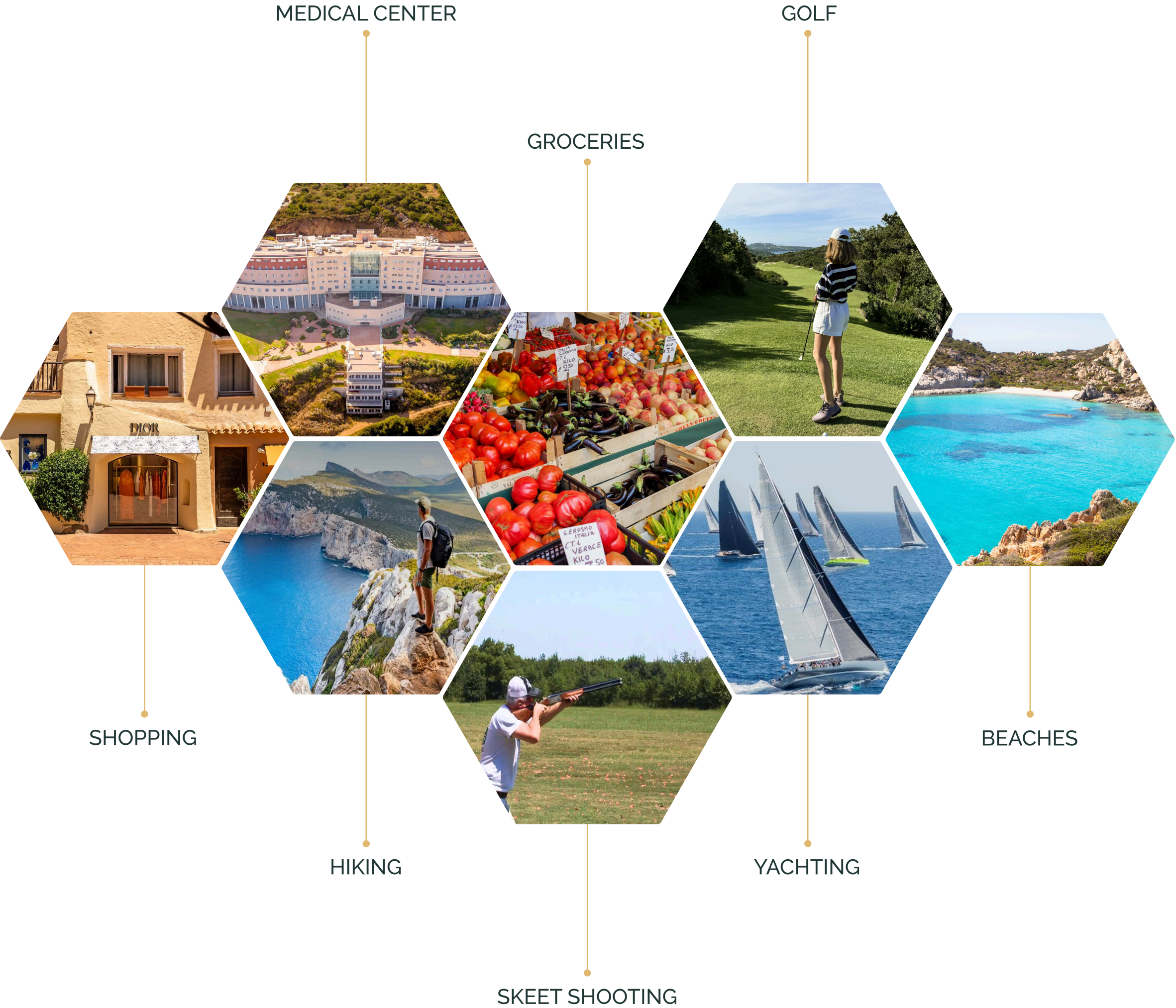
## YOUR EXCLUSIVE BENEFITS

- ITALIAN RESIDENCE PERMIT
- STRONG INVESTMENT POTENTIAL
- 24/7 SECURITY AND PRIVACY
- CONCIERGE SERVICE
- PARCEL ROOM
- PRIVATE POOLS AND TERRACES
- LANDSCAPED GARDENS
- SMART LIVING WITH MOBILE APP
- EV CHARGING STATIONS
- PRIVATE GYM AND TREATMENT ROOM
- TENNIS AND PADDLE COURTS







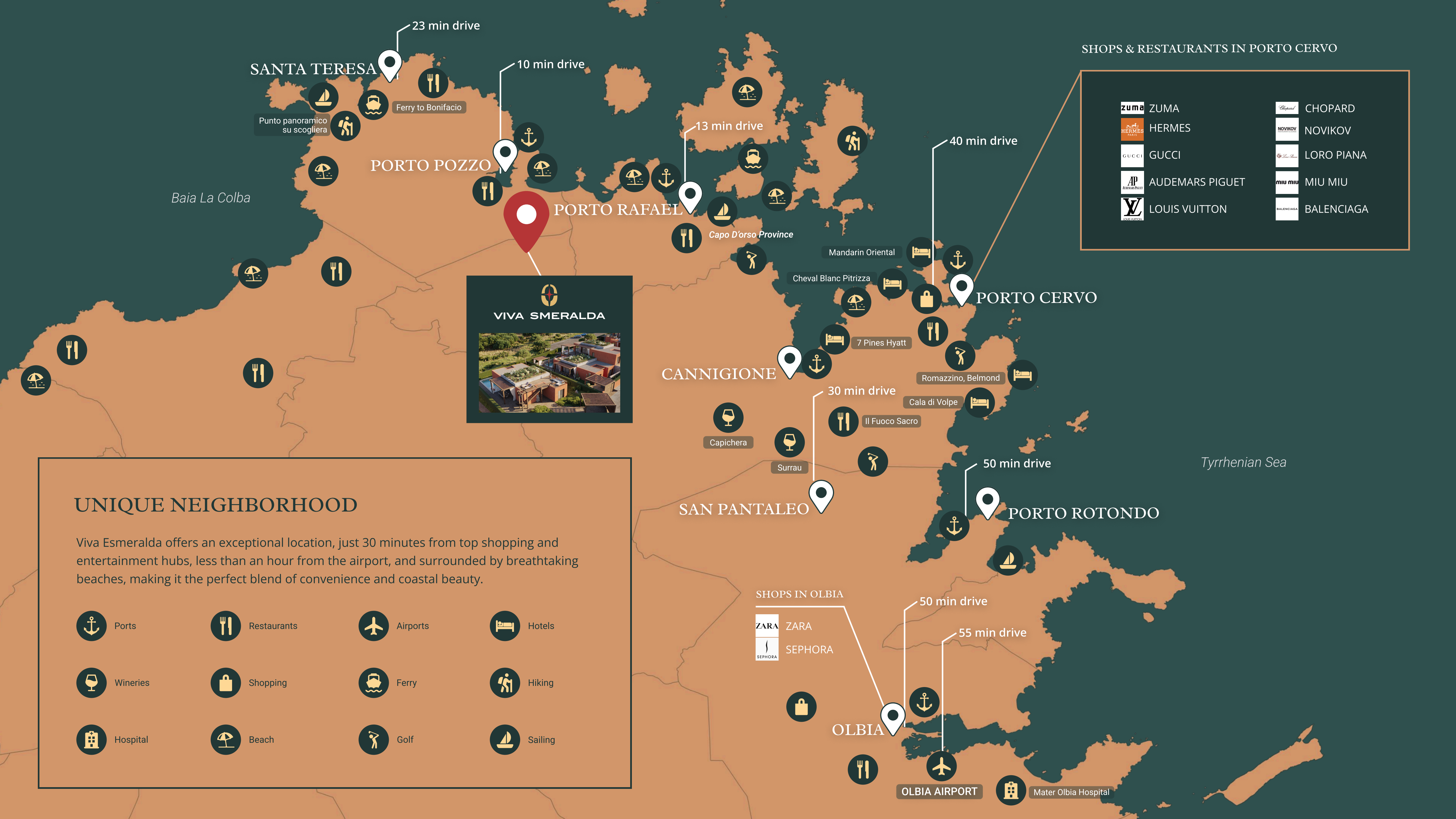


THINGS TO DO

Whether it's a round of golf, a day sailing on crystal-clear waters, or exploring charming local shops and restaurants, everything is within easy reach. Sardinia offers the perfect mix of relaxation and adventure, with plenty of ways to make the most of every day.

|                |              |
|----------------|--------------|
| AIRPORT        | 50 min drive |
| RESTAURANTS    | 10 min drive |
| GROCERY SHOPS  | 1 min drive  |
| BEACHES        | 9 min drive  |
| GOLF           | 22 min drive |
| PORTS          | 6 min drive  |
| YACHTING       | 12 min drive |
| HIKING         | 22 min drive |
| SKEET SHOOTING | 23 min drive |
| SHOPPING       | 30 min drive |





SANTA TERESA

23 min drive

10 min drive

13 min drive

40 min drive

Mandarin Oriental

Cheval Blanc Pitrizza

7 Pines Hyatt

Romazzino, Belmond

Cala di Volpe

Il Fuoco Sacro

50 min drive

CANNIGIONE

30 min drive

Capichera

Surrau

SAN PANTALEO

PORTO ROTONDO

SHOPS IN OLBIA

ZARA

SEPHORA

OLBIA

50 min drive

55 min drive

OLBIA AIRPORT

Mater Olbia Hospital

SHOPS & RESTAURANTS IN PORTO CERVO

ZUMA

ZUMA

HERMES

HERMES

GUCCI

GUCCI

AUDEMARS PIGUET

AUDEMARS PIGUET

LOUIS VUITTON

LOUIS VUITTON

CHOPARD

CHOPARD

NOVIKOV

NOVIKOV

LORO PIANA

LORO PIANA

MIU MIU

MIU MIU

BALENCIAGA

BALENCIAGA

## UNIQUE NEIGHBORHOOD

Viva Esmeralda offers an exceptional location, just 30 minutes from top shopping and entertainment hubs, less than an hour from the airport, and surrounded by breathtaking beaches, making it the perfect blend of convenience and coastal beauty.



Ports



Restaurants



Airports



Hotels



Wineries



Shopping



Ferry



Hiking



Hospital



Beach



Golf



Sailing









VIVA SMERALDA

## GENERAL ENQUIRIES

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VIVASMERALDA.COM