



VIVA SMERALDA

CRAFTED BY THE COAST

PURE MEDITERRANEAN LIVING

Nestled in the heart of the Mediterranean, Sardinia is a place where nature, Italian traditions, and modern comfort come together. Surrounded by crystal-clear waters, golden beaches, and scenic hills, the island offers a slower, more refined way of life - where every moment is savoured. Its rich cultural heritage, delicious local authentic cuisine, and world-class wines Sardinia embodies effortless luxury. Easily accessible from Europe and Dubai, the island feels welcoming yet exclusive. Whether it's the elegance of Costa Smeralda or the charm of historic villages, this is a place to unwind, connect, and enjoy the best of Mediterranean living.





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.



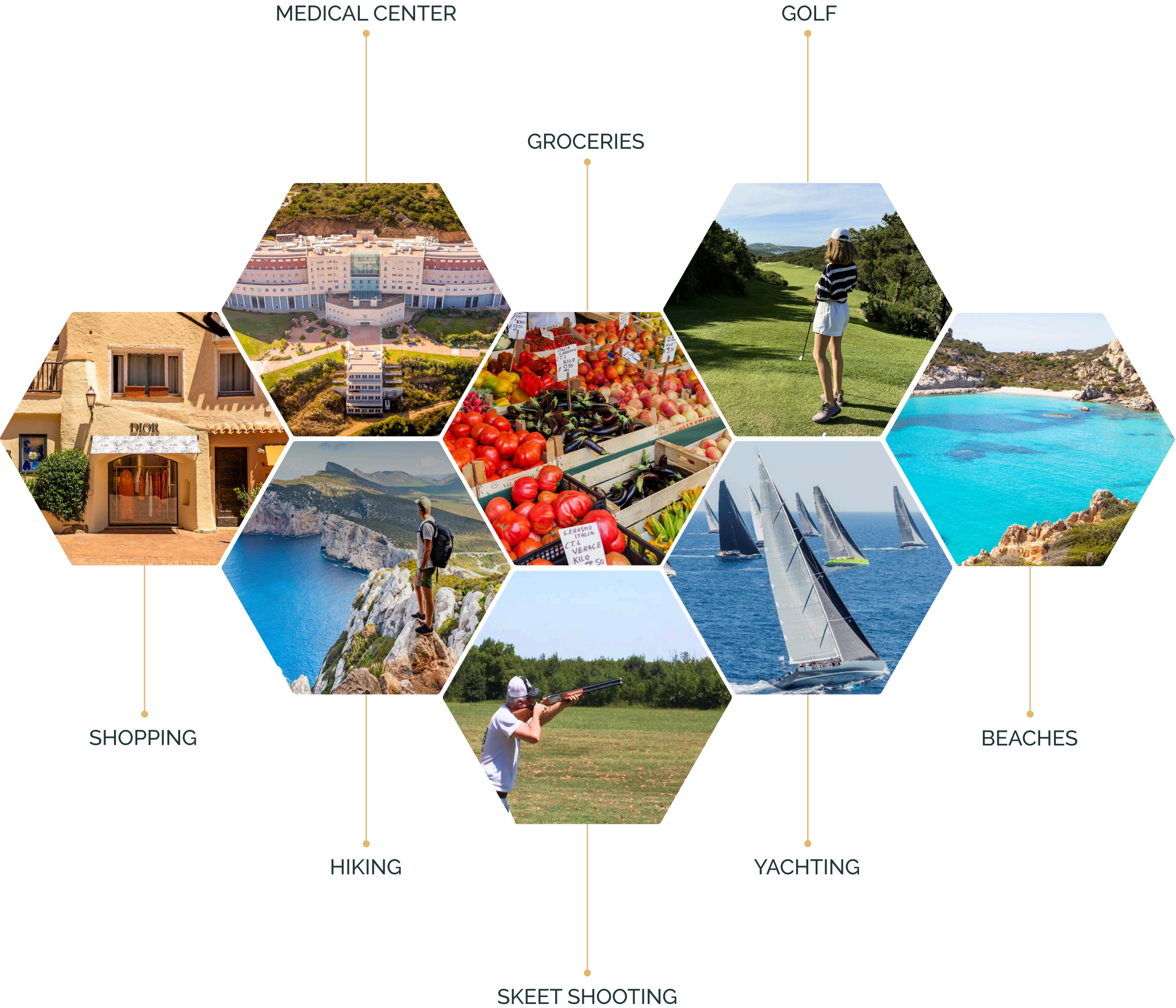




YOUR EXCLUSIVE BENEFITS

- 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

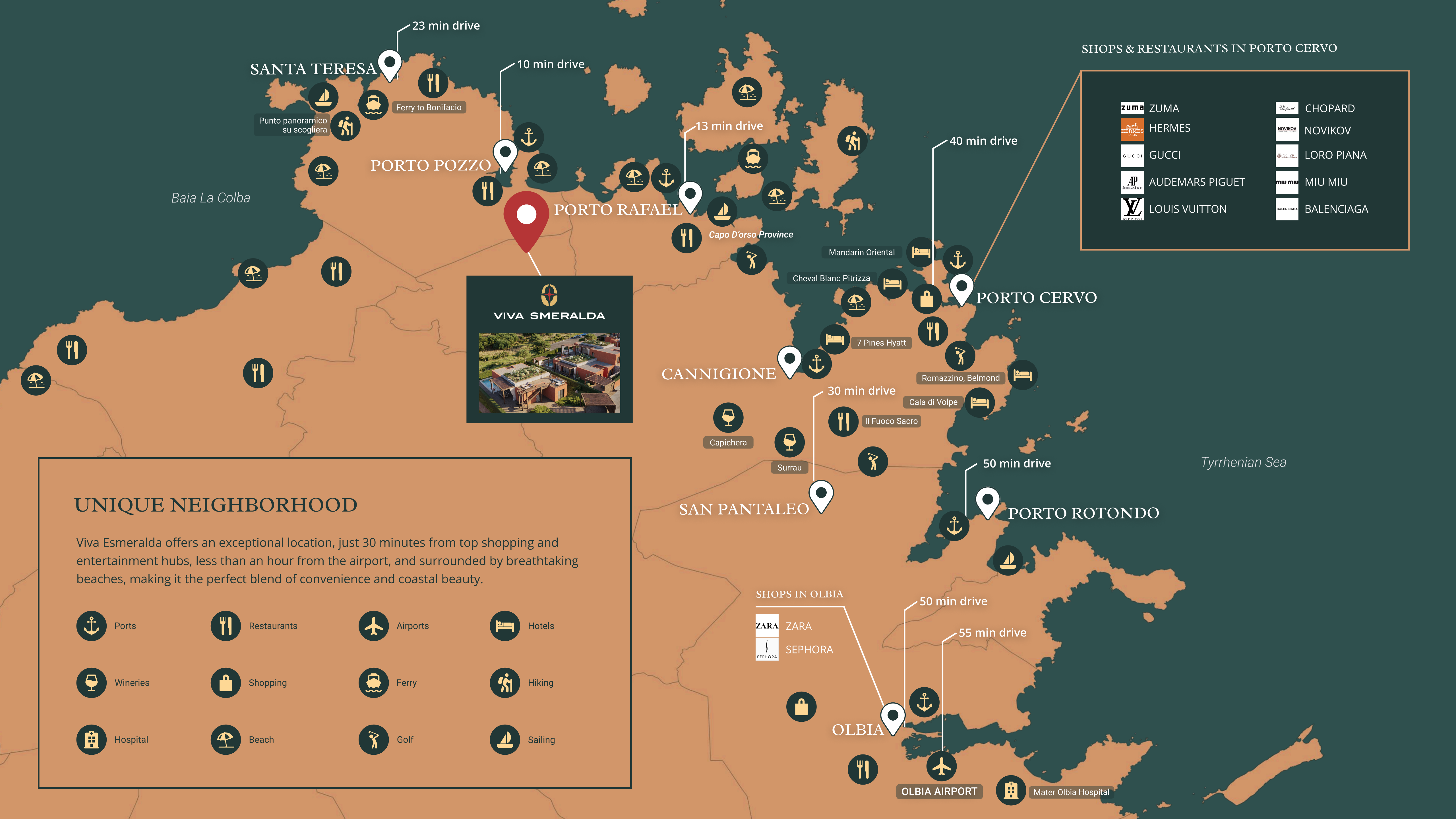




THINGS TO DO

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





12 UNIQUE VILLAS FOR SALE WITH:

- 3 TO 4 BEDROOMS
- SPACIOUS TERRACES
- PRIVATE SWIMMING POOLS
- INTERNAL GARDEN
- PANORAMIC VIEWS
- HIGH-QUALITY FINISHES
- TURNKEY DESIGN
- ARCHITECTURAL CONCEPT BY
VD DESIGN AND DEVELOPMENT
- FULL-SERVICE MANAGEMENT
- RECEPTION AND CONCIERGE SERVICE



General Plan

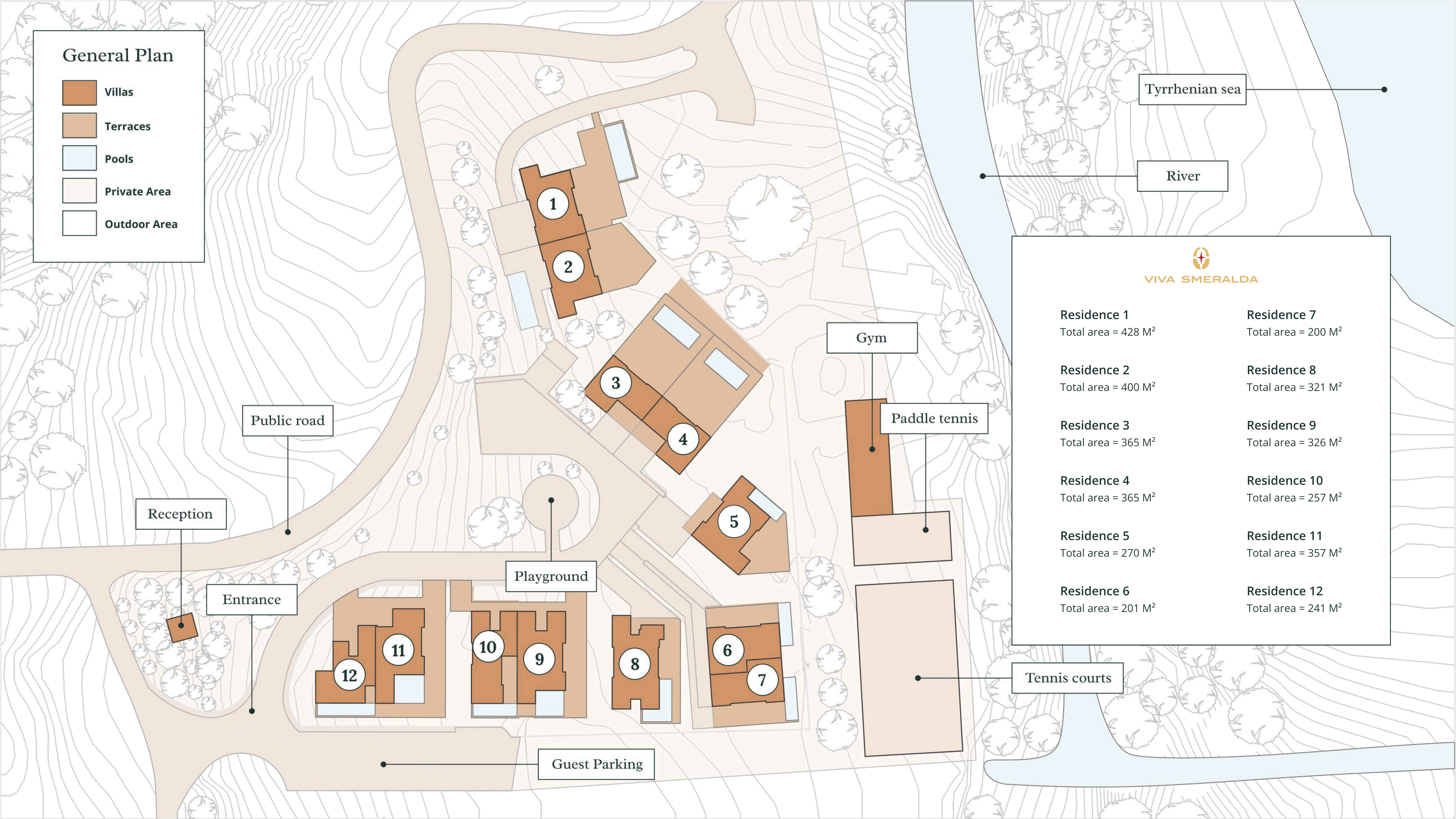
Villas

Terraces

Pools

Private Area

Outdoor Area



Residence 1
Total area = 428 M²

Residence 2
Total area = 400 M²

Residence 3
Total area = 365 M²

Residence 4
Total area = 365 M²

Residence 5
Total area = 270 M²

Residence 6
Total area = 201 M²

Residence 7
Total area = 200 M²

Residence 8
Total area = 321 M²

Residence 9
Total area = 326 M²

Residence 10
Total area = 257 M²

Residence 11
Total area = 357 M²

Residence 12
Total area = 241 M²

CHOOSE YOUR TAILORED INTERIOR: 3 EXCLUSIVE DESIGN CONCEPTS



TERRA



HERITAGE



STONEWOOD



TERRA



TERRA



HERITAGE

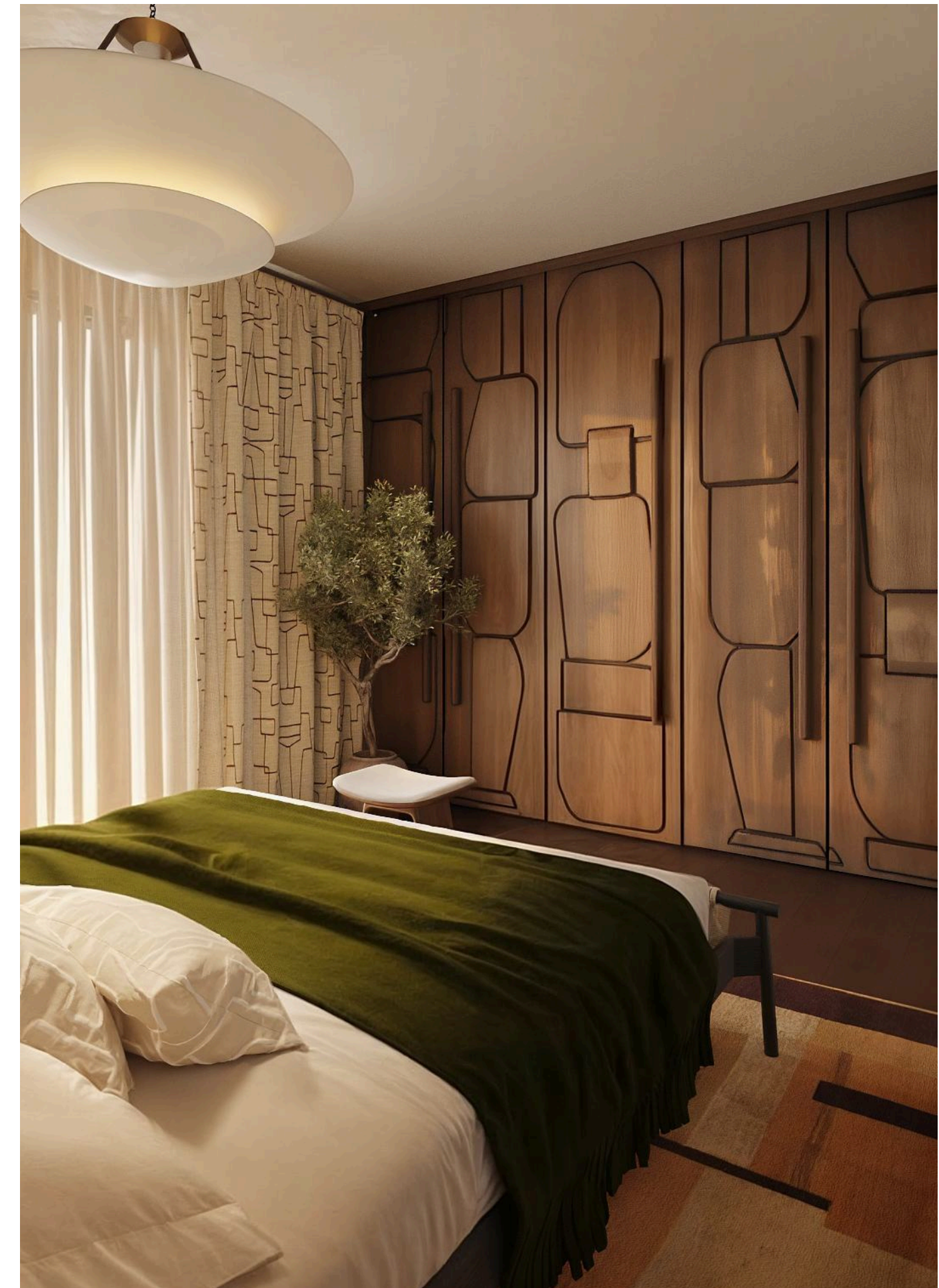


HERITAGE





STONEWOOD



STONEWOOD







VIVA SMERALDA

GENERAL ENQUIRIES

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