



VIVA SMERALDA

 3  3  1

RESIDENCE 11

Pool • Garden • Terrace

TOTAL AREA

357 M²

LAND PLOT

458 M²

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

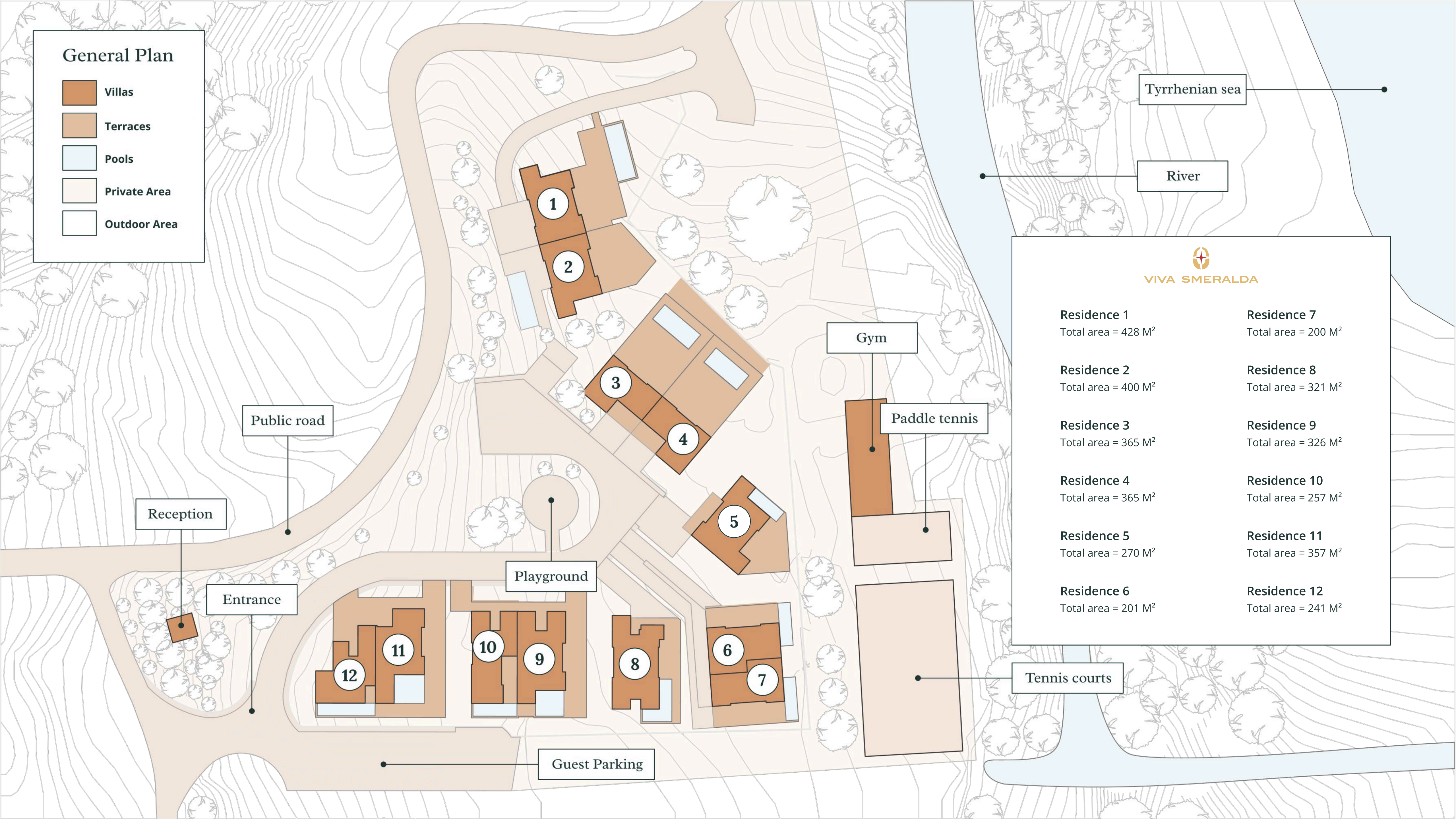
Villas

Terraces

Pools

Private Area

Outdoor Area



Residence 1
Total area = 428 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

RESIDENCE 11

INTERNAL

Living / Dining / Kitchen	56,92 M²
Principal Bedroom	16,21 M²
Principal Bathroom	3,63 M²
Principal Wardrobe	10,28 M²
Bedroom 2	12,99 M²
Bathroom 2	5,93 M²
Bedroom 3	15,27 M²
Bathroom 3	3,62 M²

EXTERNAL

Pool	34,79 M²
Terraces	196,88 M²
Parking terrace	22,69 M²

TOTAL AREA*
356,52 M²

LAND PLOT
458 M²



*Excluding parking terrace

CHOOSE YOUR TAILORED INTERIOR: 3 EXCLUSIVE DESIGN CONCEPTS



TERRA



HERITAGE



STONEWOOD

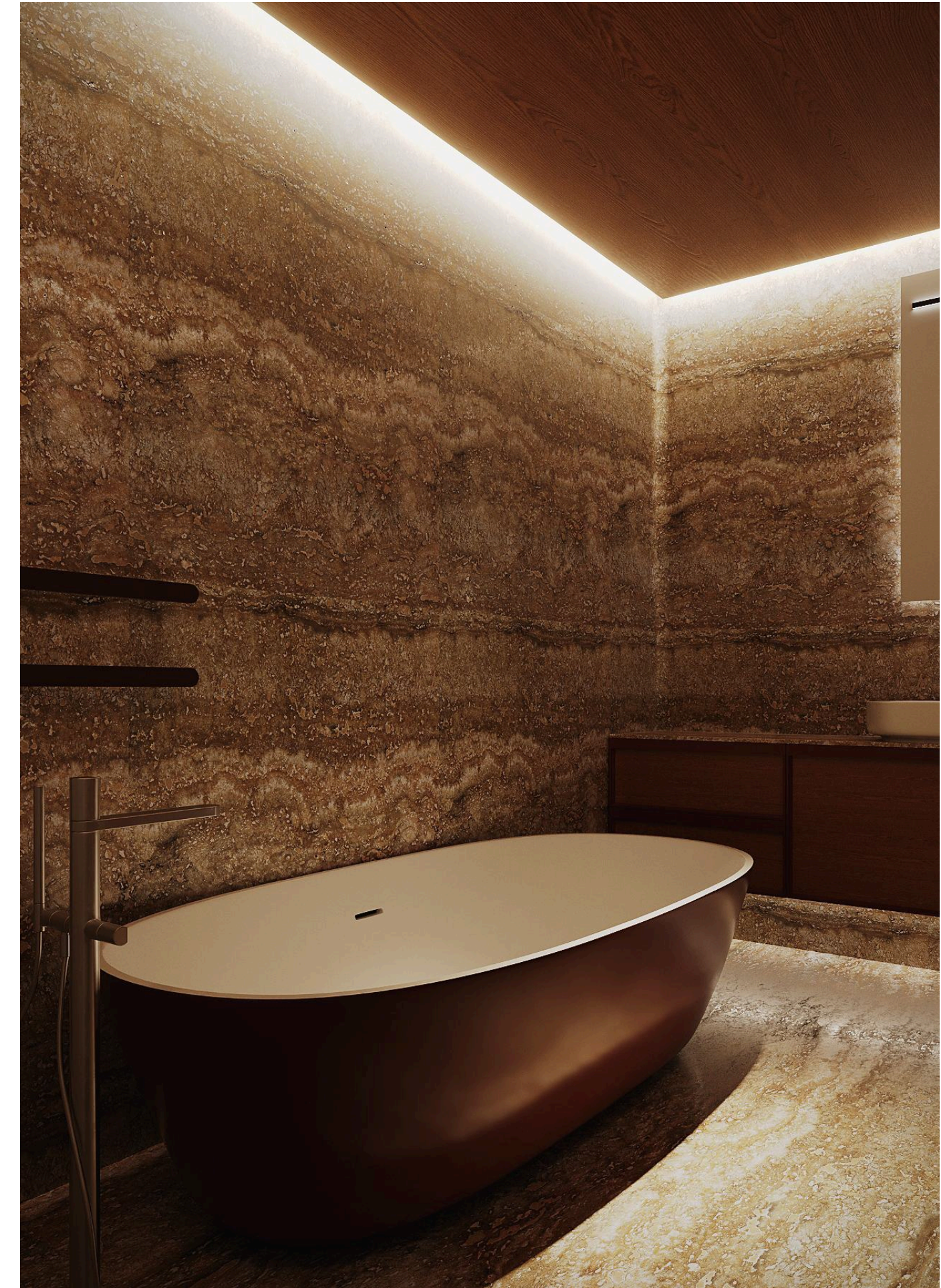


TERRA

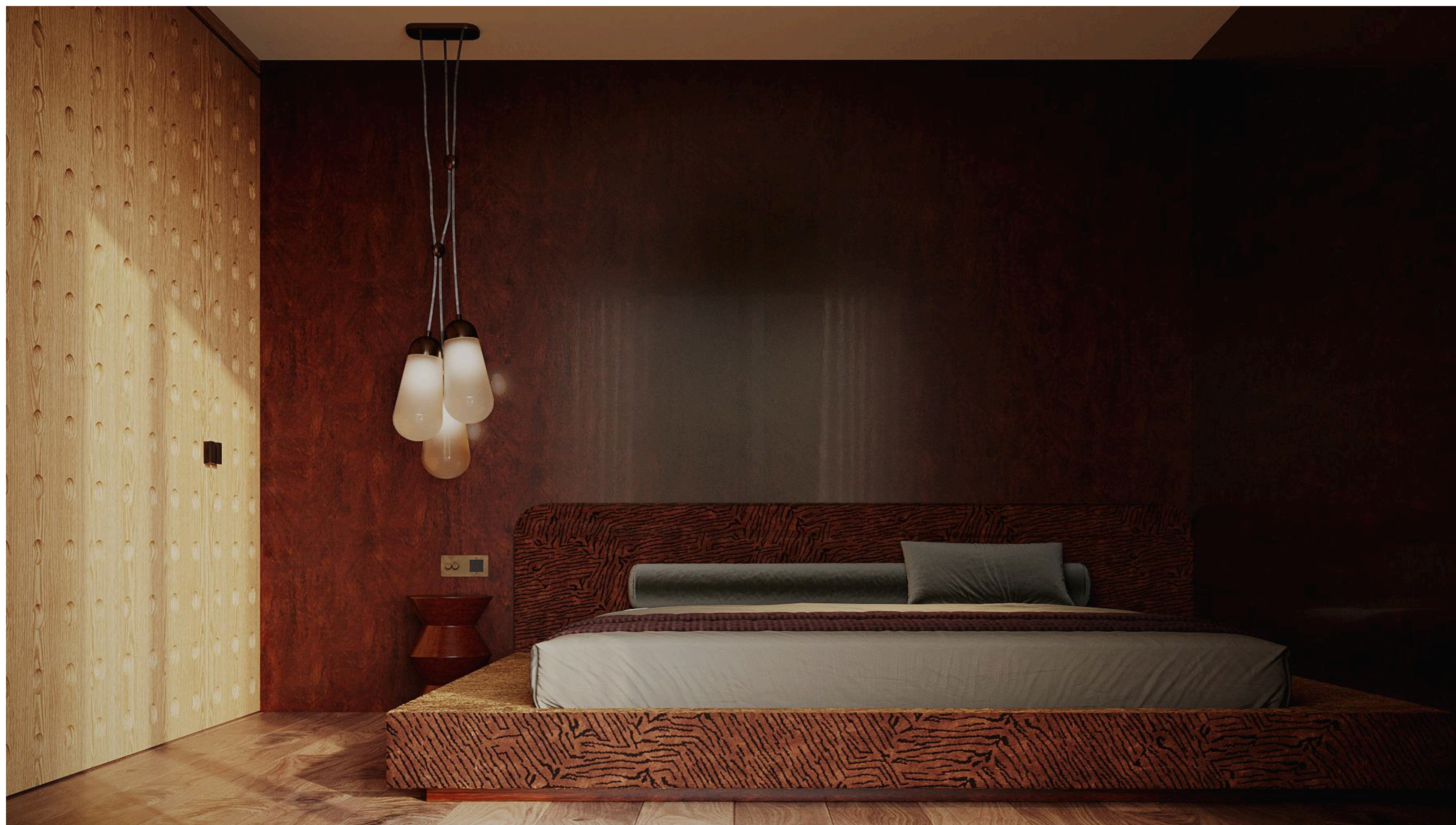


TERRA





TERRA



TERRA



TERRA





TERRA



HERITAGE



HERITAGE





HERITAGE



HERITAGE



HERITAGE





HERITAGE



STONEWOOD



STONEWOOD





STONWOOD



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.





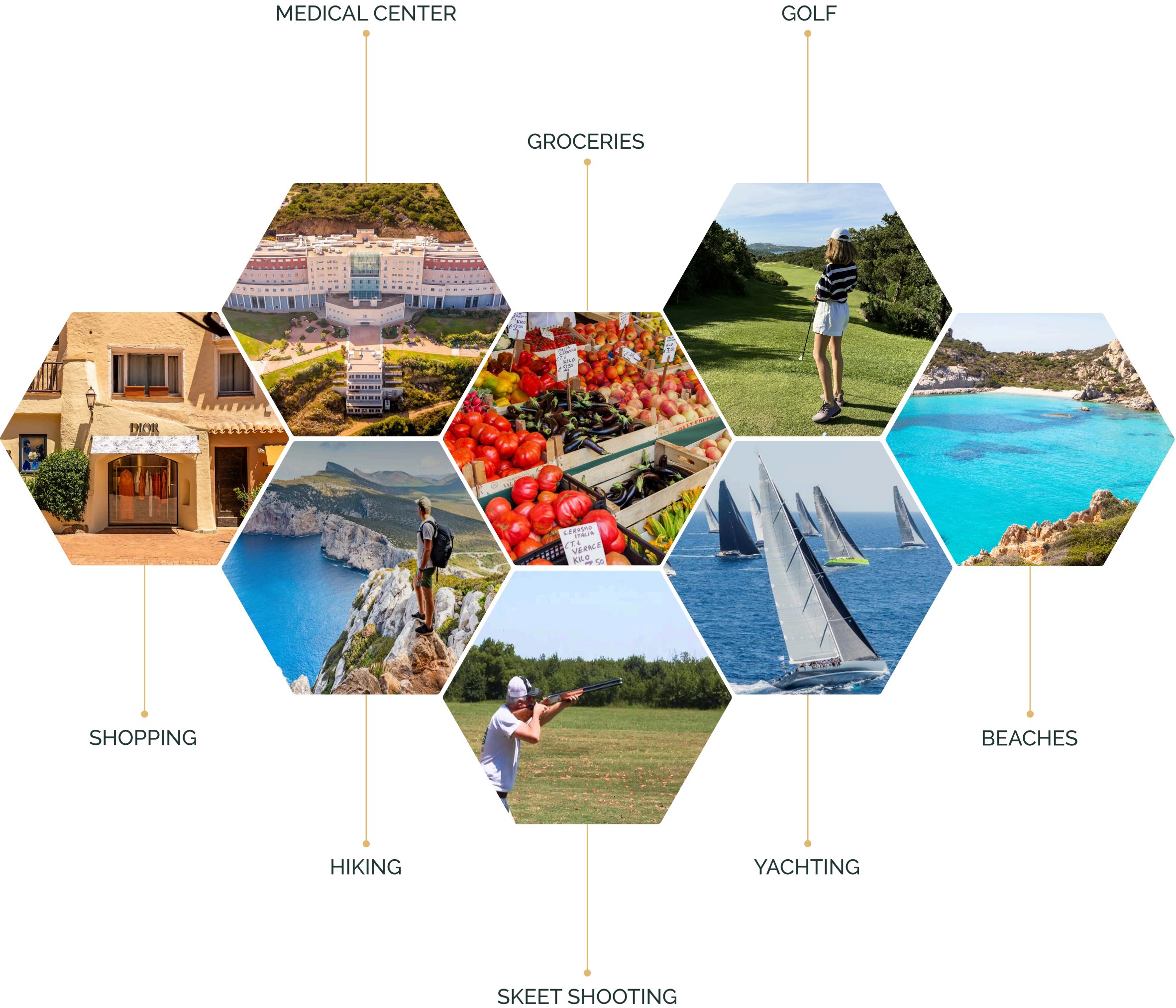




YOUR EXCLUSIVE BENEFITS

- 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

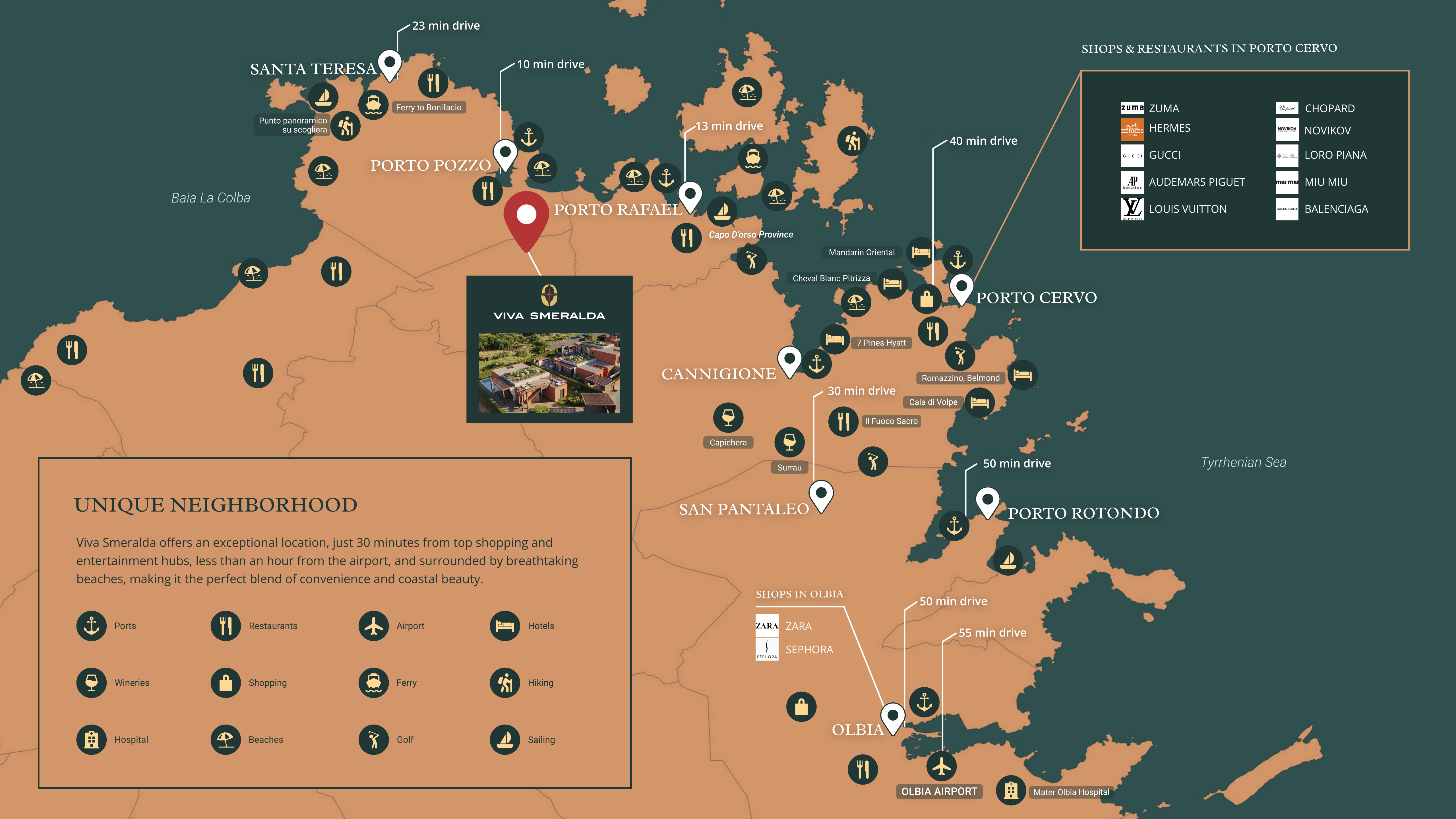




THINGS TO DO

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

SAN PANTALEO

PORTO ROTONDO

SHOPS IN OLBIA

ZARA

ZARA

SEPHORA

SEPHORA

50 min drive

55 min drive

OLBIA

OLBIA AIRPORT

Mater Olbia Hospital

SHOPS & RESTAURANTS IN PORTO CERVO

ZUMA

ZUMA

HERMÈS

HERMÈS

GUCCI

GUCCI

AP

AUDEMARS PIGUET

LV

LOUIS VUITTON

Chopard

CHOPARD

NOVIKOV

NOVIKOV

Loro Piana

LORO PIANA

MIU MIU

MIU MIU

BALENCIAGA

BALENCIAGA

UNIQUE NEIGHBORHOOD

Viva Smeralda 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.

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|--|---|---|---|
|  Ports |  Restaurants |  Airport |  Hotels |
|  Wineries |  Shopping |  Ferry |  Hiking |
|  Hospital |  Beaches |  Golf |  Sailing |





VIVA SMERALDA

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