

## CAPO CERASO

### Uniqueness of product – ambiance – territory - services

Capo Ceraso is a high-prestige area of significant environmental value, a peninsula of around 900 hectares just 8 km from Olbia airport, protected by landscape planning restrictions and forming part of the protected Marine Park of Tavolara facing *Capo Figari*.

A natural environment safeguarded since the 1970s by **environmental and eco-sustainability standards**, it preserves unique and unrivalled features - being at one remove from mass tourism.

It is difficult to discover anywhere more charming than this area of the coast of Gallura. A dream peninsula ideal for whoever seeks privacy, nature, comfort, wellbeing, peace as well as services.

The following are some of the key elements which make Capo Ceraso a unique destination in Gallura:

- Unique sea-side position.
- A protected nature park on the sea spanning 16 hectares, within a protected peninsula of 900 hectares.
- A unique natural ambiance with no invasive infrastructures and at a remove from mass tourism, the guarantee of an optimal neighbourhood and surroundings.
- The various services of the Emerald Coast and of Olbia are just a stone's throw away: Airport (8 km), new hospital of San Raffaele (5 km), new Marina of Olbia (6 km), and there is easy sea-access to Porto Cervo Yachting Club (30 km), Pevero Golf Club at Porto Cervo (30 km), Puntaldia Golf Club (4 km).
- High-end services available all year round.
- 160,000 sqm. of park and infrastructures (55,000 sqm. in grassed area, 3000 sqm. flowers etc).

#### THE VILLETTAS

The seductively charming gardens, the beaches and the sea represent the frame of a painting whose jewel is the stunning canvas itself: the charming villettas of Capo Ceraso. Just 300/400 metres from the private beach, the villas – completely restructured – keep harmony with the gentle curves of the hills and their Mediterranean maquis. The simplicity of the interior spaces, where spacious living areas and big bright bedrooms enjoy a large window view onto well-tended private gardens and terraces. Nothing is left to chance: elegant, essential solutions have been applied in the colour-tones of the interior spaces, in the furnishings, in the materials and finishes.

All units, available in various configurations (two-roomed, three-roomed, four-roomed) come with cooling and warm-air systems. Units which are currently being restored are also on offer, and customised finishes are available on request.

**Porto Cervo**  
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## THE BEACH

The private beach with bathing facilities and a multitude of small coves are easy to reach by foot on the park pathways or using the shuttle service specially for guests.

The jewel in the crown of the Resort is the welcoming Sabores restaurant, with sea terrace, offering delicious local specialties and sophisticated traditional cuisine.

The coast of Gallura, the most beautiful holiday. Not just in Summer - all year round.

## THE PARK

A "living-room by the sea". A protected park of 16 hectares where the continual upkeep of the paths and walks, hedges and flowers preserves the uncontaminated beauty of this waterside garden.

## SERVICES

Capo Ceraso guarantees optimal service levels all year round and for all the family. From the new elegant swimming-pool with panoramic views, the restaurant overlooking the sea, the brunch bar on the beach, the kindergarten, the baby club, the nature path leading directly to the beach, the evening entertainment, the sports facilities such as tennis, subaqua diving school, shuttle-bus service.

There is also the on-site Management service for private guests: ordinary and extraordinary maintenance of the property and the various infrastructures of the complex, presence of personnel all year around in the whole area of the complex, housekeeping service on request throughout the year.

## ACTIVITIES DURING THE LOW SEASON

Golf at the Pevero Golf Club of Porto Cervo 30 km away, Punta Aldia Golf Club 4 km away, tennis, 5/7 aside football, excursions, beach bar, walking in the park.

## COSTS

**Rental:** from Euro 250 / week for standard two-roomed unit to a maximum of Euro 2,600 for the top four-roomed unit.

**Sale:** from 330,000.00 to 700,000.00 Euro

**40 units ready for delivery**

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