

## **IANUA MARIS – PORTO CERVO VILLETTAS OF EXCLUSIVE BEAUTY IMMERSSED IN NATURE**

The elegant residential complex of Ianua Maris consists of brand new villettas consciously immersed in the fragrant Mediterranean maquis of Gallura.

The town of Ianua Maris is situated on the hills surrounding the bay of Cala di Volpe, near Porto Cervo in the heart of the Emerald Coast, with the Marina, its boutiques, restaurants and welcoming ambiance and only a stone's throw away from the typical village of Abbiadori, a small, lively and continually expanding centre offering all the usual services. Just a few minutes away, the most renowned beaches of the Emerald Coast: Liscia Ruja, La Celvia, Capriccioli, Romazzino. Not far is one of the most exclusive golf courses of the Mediterranean - Pevero Golf Club.

### **THE STYLE**

The architecture takes its inspiration from the building style typical to the Emerald Coast, augmented by the most innovative technological criteria and solutions that meet those contemporary requirements for functionality and comfort sought in a modern residence.

The villettas boast clean, elegant forms that harmonise with the soft curves of the trees and surrounding hillsides. The style pays deference to the minimalist and essential forms of traditional architecture, optimally combining local traditions, inspirations, history and culture.

### **MATERIALS**

Quality materials and finishes, attention to detail, decorative elements produce an architectural engagement of high quality and prestige. In accordance with local artisan traditions, the materials used reinterpret the local colours of the landscape, of the rocks and the sand, creating an innovative fusion of materials: granite, terracotta, glass, tiles, wood, rustic plasters and wrought iron, in a combined play of surprising sophistication reflecting the essence of modernity.

### **THE VARIETY OF VILLETTAS**

Each residential unit (15 units/villettas) consists of a ground floor, first floor and basement, with spacious porticos, independent gardens, terraces with pergola and solarium to optimise one's enjoyment of outdoor living.

Available in a variety of styles, the villettas have a spacious living area including lounge, dining-room, independent kitchen and utility rooms, a sleeping area with two-three-four bedrooms and associated bathrooms. Beautiful Mediterranean gardens with sea views, patios, verandas and smart communal as well as private swimming-pools - these are a natural corollary, a invitation to tread into a world of relaxation.

**Prices : from 700,000 to 1,100,000**

**no of properties: 15 units / villettas Ready for delivery**

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