

L'ARCIPELAGO DE LA MADDALENA: A TRUE CORNER OF PARADISE IN THE HEART OF MEDITERRANEO



The archipelago of La Maddalena, situated at the North Eastern part of Sardinia, is composed of 7 main islands (La Maddalena, Caprera, Santo Stefano, Spargi, Budelli, Razzoli and St. Maria) and at about 60 smaller islands, all of them with most interesting landscapes and natural features. The archipelago, since 15 years a Natural Park, is considered one of the most wonderful and enchanting places in the world because of its breathtaking atmosphere and for its particular location right in the middle of Sardinia and Corsica, known as the Bocche di Bonifacio. Its spectacular waters are among the ten most beautiful diving locations in Italy.

La Maddalena, the main island, is the gateway to the park and the only truly inhabited island throughout the area. It has a charming old town with small shops, restaurants, the famous church Santa Maria Maddalena and a beautiful port which is also the point of arrival and departure of the ferries from Sardinia. From La Maddalena you arrive by car, taking a panoramic road, to the Island of Caprera, also known for being the last domicile of the Italian hero Giuseppe Garibaldi who built, on Caprera, the famous "White House", now Home Museum open to the public.

The Isle of Razzoli is the most exposed to the north and impresses by the majesty of its cliffs and the particular shape of its rocks. Imposing and evocative is the lighthouse dominating the Bocche di Bonifacio.

Spargi is an island known for the irresistible charm of the beaches on its eastern side. White sands and emerald water are the main attraction of this island which is a true corner of paradise.



Spargiotto is an islet exposed to the storms and winds of the mistral holding special environmental interest because nesting site of some rare species of seabirds.

Budelli Island, near Santa Maria is known for its spectacular Pink Beach, perhaps the most famous beach of the world, a timeless myth which has become the true symbol of the park. The rosy shimmering beach, the amazing chromatic scale of the sea colours and the shapes of granite rocks that surround the bay are a truly unique spectacle. A work of art, a masterpiece of nature, to be observed and admired in religious silence. Today, thanks to the safeguard rules that protect the Park, the Pink Beach is fully preserved and protected.



The Santa Maria Island is located north-west of Maddalena, is divided by the corridor marine Passo degli Asinelli from Razzoli Island. The Passo dello Strangolato instead separates Santa Maria from the island La Presa.

Santa Maria is the only one of the islands to be only in a small part constitute by granite formation with an area of 2.5 square kilometers and 10 kilometers of coastline. It is flat for large tracts and cultivated with vines. The Mediterranean vegetation is characterized by thickets of mastic, myrtle, cistus and rosemary. Particularly interesting are the water birds living in the pond of Santa Maria.

The island of Santa Maria is the only permanently inhabited of the archipelago in addition to the principal of La Maddalena and Caprera. Not far from here, on the southern coast of Santa Maria, opens the most famous and beautiful beach of the island, Cala Santa Maria, over 200 meters of white sand very thin, washed by crystal clear waters.

The Porto Madonna is undoubtedly the most attractive place of the Park of La Maddalena. So is called the the emerald sea lagoon enclosed between the islands of Budelli, Razzoli and Santa Maria. Popular destination for boaters who frequent the sea from the northeast of Sardinia. In this extraordinary lagoon, the Park has reserved large areas of the sea



dedicated to snorkeling and whale watching.

The island is accessible only by private boat, available for hire in many ports of the Archipelago and the Costa Smeralda.

ImmobilSarda has long chosen the **La Maddalena Archipelago** as a prime location for some of its most prestigious properties:

Villa Isola Santa Maria

A unique opportunity to own one of the few existing properties on the beautiful island of



Santa Maria. The property boasts a park of approximately 2 hectares of Mediterranean maquis, which extends to a small bay that enjoys great privacy and discretion.

The villa is spread out in several independent units:

- a main living area with open plan kitchen, a guest bathroom and a dining area that opens onto a large covered fully furnished terrace;

- a dependance with 3 suites;

- a further dependance with 1 bedroom and bathroom;

Sun roof and private mooring space complete this fabulous opportunity. Water supply well.

Villa dell'Aviatore

The villa is located in Marginetto, the extreme north-west of the island of La Maddalena, in a unique and exceptional location, overlooking the sea. The land of over one hectare, partly flat and partly sloping towards the sea, is left to the Mediterranean maquis. A short paved path leads down to the sea and to the small private beach, with a reinforced concrete pier and the possibility of mooring for small boats or rafts. They are also guaranteed all the basic amenities such as running water, electricity, telephone and internet.



The house - built in 1960 - has several lighted terraces, mostly paved with pink granite typical of the island. The covered area is 300 square meters, with a large covered terrace overlooking the sea with fireplace, an entrance porch, a second porch and two smaller terraces on the back.