



# VILLA SOLENZÁNA

STINTINO · SARDINIA



*When you visit amazing places  
Amazing things happen!*

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*Choose it for the view,*

*love it for the experience.*





## *Dwelling of Harmony*

*Wonderful villa pieds dans l'eau  
in a spectacular location on the seashore.  
An exclusive oasis of peace and tranquility,  
nestled in granite stones that dive slowly  
into cristal clear seawater, like the bow of a ship.*

*Seawater pool, sweet water ponds  
and 7.200 yd<sup>2</sup> of mediterranean bush garden  
to forget everyday stress and recover your own balance.  
The enchantment of one of the most beautiful  
mediterranean gulfs on a private peninsula  
overlooking the Stintino bay.*



## "Bien Vivre" oasis

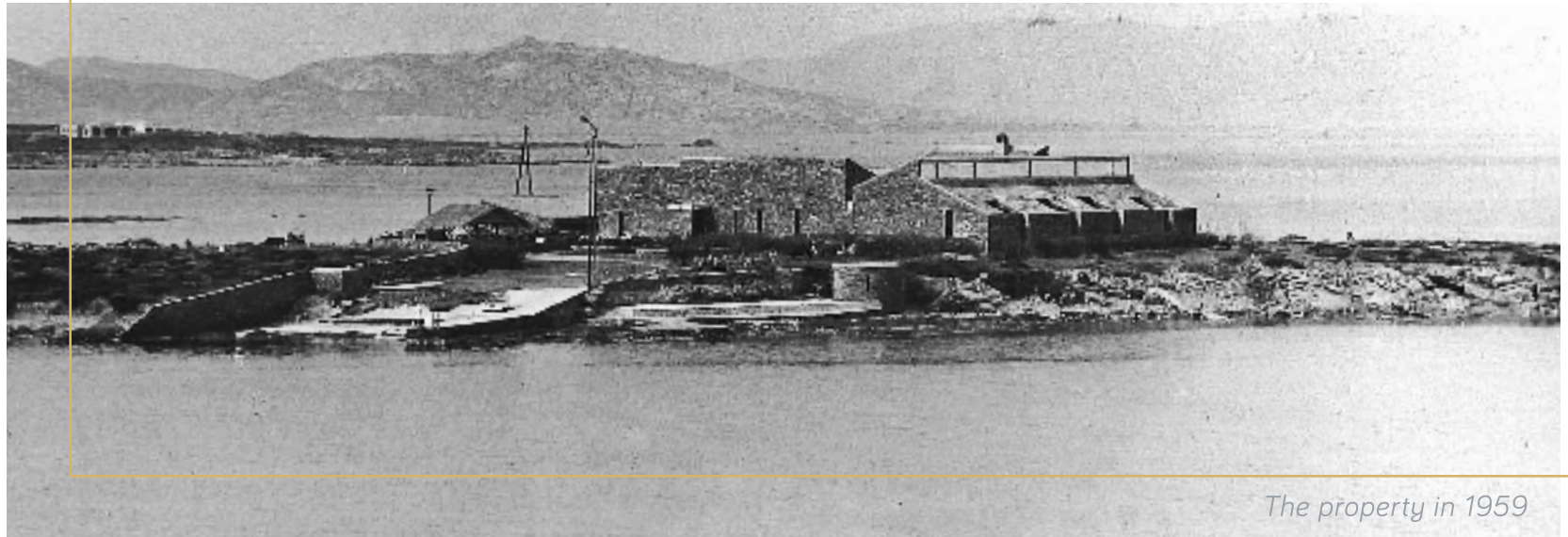
Designed by the **Architect Umberto Riva** and **built in 1958**, the Villa still retains the charm of those years.

*Here luxury is not an artificial glitz, but the preservation of a spirit, of a state of mind back in an era which is still surviving through its own architecture.*

The knowledgeable and observant traveller will certainly notice the old-style details that blend perfectly with the contemporary renovation directed by the famous

architect of Costa Smeralda (Emerald Coast) **Jean-Claude Lesuisse**, with the help and expertise of the best local craftsmen.

Today the villa — thanks to a sophisticated reinterpretation of the interiors in a contemporary style — is an example of hospitality vaguely "retro", however showing a cultural -fashionable spirit that makes it unique in the whole area.



*The property in 1959*



## Pure Pieds dans l'Eau

**A masterpiece of architecture “water front”.**

The energy of the sea, the wind force,  
the purest nature and modern architecture that blend perfectly  
with precious elements of contemporary art.  
These are the ingredients that make this annexe dépendance  
**a real jewel to live and reside.**

A unique place that erases the concept “inside – outside”,  
offers a sensory and visual route unleashing emotions  
and feelings amplified by a **Nature** that literally  
**“invades” the house.**





## The Annex

One **big living** environment dominated by large windows overlooking the small village of Stintino.

More basically, a private bathroom and **a seaview double bed** lies on the views of the rocks that slide into the sea.

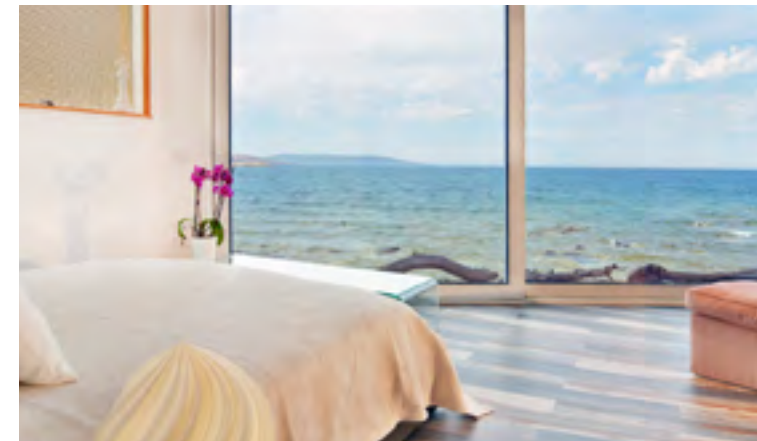
**A double bedroom and an en-suite bathrooms** close the sleeping area.

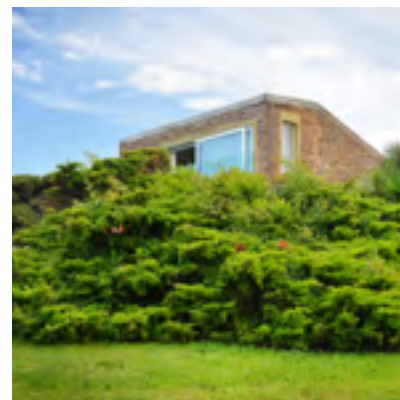
The practice **sea view kitchen** with all the comfort backs to reality, giving the room look of “home”.



## Water front

Surrender yourself to the view of the horizon, tight in the warm embrace of the Asinara Gulf.





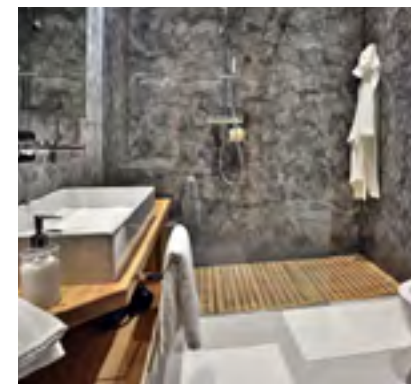
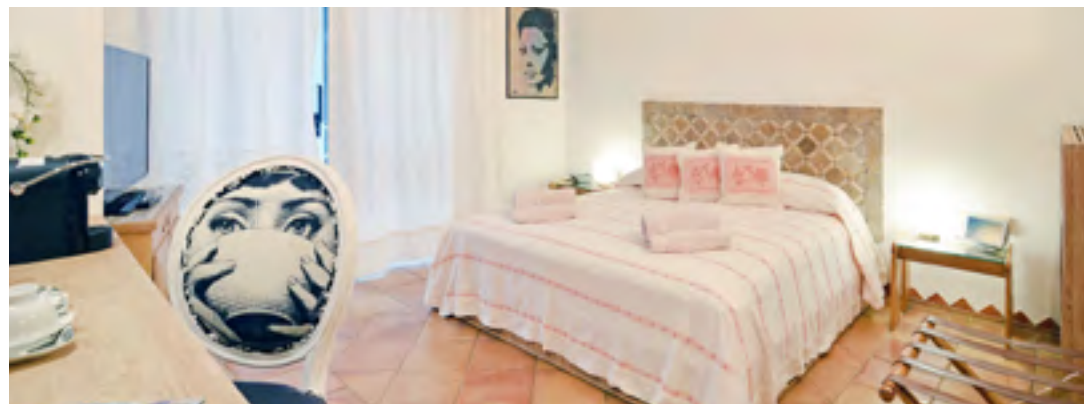
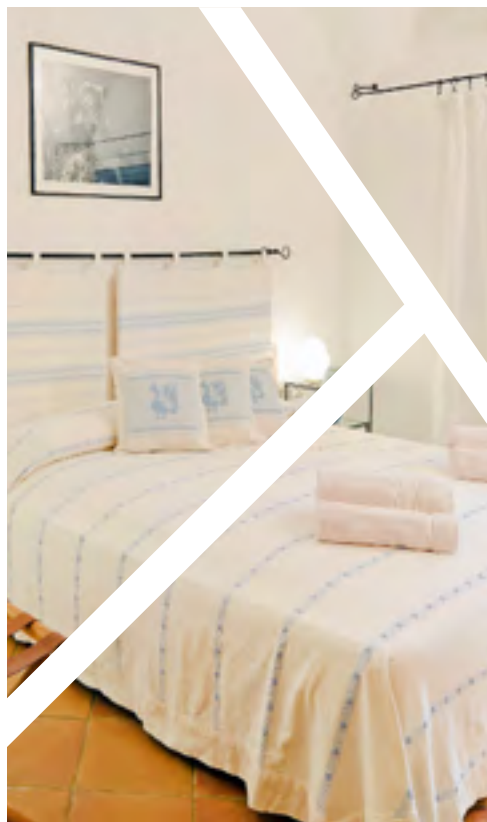
## Nature Art Gallery

A few steps from the characteristic **“scale lefty”** separate you from the highest and exclusive part of the house: the Junior Suite. **Soft colours, modern furnishings** and fine fabrics Sardinian are the frame of the stunning scenery that opens up in front of your eyes, **leaving you suspended northward between sky and sea.**



Inside everything you need to appreciate it better: **a comfortable double bed with panoramic views** en-suite bathroom, large shower visible, a practical basin cascade, wardrobe and a balcony overlooking the pool, the sea and the lush garden. **Unforgettable experience to relaxing and going on a journey within yourself.**





## Sweet Dreams

The sleeping area, facing south-east, comprises of **four double rooms**, walk-in cabinets and **en-suite bathrooms** where you can enjoy relaxing moments.

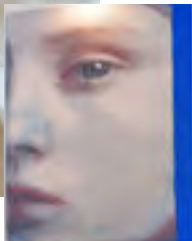
A **detailed search of furnishings** and upholstery was carried out to get **the best harmonic environment** for your relax as well as express the villa unique style.

*Each suite is different from the others as unique are our tastes and passions.*

# Pleasure of Living

The core of the house is **a spacious luminous patio** which leads to a huge social area facing the garden and the sea.

The **living room** opens up with a sliding glass windows and gives **a wonderful sensation of continuity with the outside**.



A second **comfortable sitting room** can cater to your home evenings, and on cold and windy nights you can warm the atmosphere with the **large fireplace**.

A **beautiful ceiling** embellished with juniper logs acts as a sky to the **many art objects** scattered around the room and the **photos and paintings** hanging on the walls that speak of faraway countries and adventurous experiences.

*Everywhere you look there is something beautiful to see.*



# Enjoy your Meal !

Easily accessible also from the garden and on the side of the inner patio there's the cozy **dining-room**. Here you can throw smart lunch or dinner when the wheater makes you call for a more **protected place**.



From the central table of the dining room you can see the **inner patio**, full of colors and charme through a sliding glass window that allows light to get inside and that creates a **unique atmosphere**.



The **kitchen** is spacious, rational, fully equipped at **professional level**.

A convenient pantry allows storage of all delicacies you are fond of and certainly could provide all elements for chef to prepare exquisite meals of the **recipes of Italian cuisine** or the **international set** to satisfy the most difficult gourmet.





## *Living the Summer*

Facing the south-west part, shaded and sheltered from the winds, the elegant and fully equipped **alfresco area**, facing the private cove.

In this area there are the **comfortable lounges** that will be the best place to accommodate the guests; behind it there is a practical counter provided with fridge and sink, on which to prepare refreshing drinks and aperitifs.

A **wood-fired oven for pizzas** and the large **barbecue** complete the equipment. The **big table** and the proximity of the kitchen allow the organization of lunches and dinners with friends.



# The Soul of the Villa

*There's no area of the house that cannot be experienced and enjoyed at any time or weather circumstance.*



*If it's windy outside, you can make full use of the **indoor patio**, protected by a **sliding cover** that, when properly removed, it allows you to stand in the sun.*

*Here you can have lunch and after-dinner coffee on a sofa, **among fragrant flowers and herbs**, listening to the sweet **sound of Nature**, just as if one were in an open garden.*







## A Dip in Colors

*Immersed in the beautiful salt-water pool with a sight of a unique view, it's with no doubt an emotion reserved for few people.*



*A very well kept **7.200 yd<sup>2</sup> garden** surrounds the house with a **rich variety of flowers and Mediterranean typical plants**. The light grey deck and the green lawn are the frame for the large **seawater pool**, waterfall, jet stream system and shower snuggled in stone.*

*All around, a further fine detail: two small **freshwater lakes** with **aquatic plants** to make you appreciate the nature in all its variety.*





## *A Sound mind in a Healthy Body*

Facing a beautiful view of the garden and bay, we can set up a **spa area** to **pamper yourself** and your guests.

After sunbathing and taking an invigorating swim in the clear waters of the sea in front of the house enjoy a **Finnish sauna** to invigorate your body and mind!

## *Love yourself*

Soft colors and pampering towels create the **ideal atmosphere for you** to indulge in **relaxing massages** and **beauty treatments: just express your wish.**

A specialized physical therapist, a yoga instructor, beautician or hairdresser will be at your disposal.



## Gateway to the sea

This property has several areas with **direct access to the sea**, but the real plus is the **sun deck**.



Pebbles on the floor and furnished with sun loungers and tents, it faces the **private cove** where you can enjoy the sea in complete **privacy and relax**.

It's a perfect place for **tanning sessions** in the warm sunny days, refreshed by a gentle **sea breeze** while chatting with friends, maybe sipping a refreshing drink.







## Landing Dock in the Cove

A short walk from the solarium is the **sun deck** and **dock for private boat mooring** and swim ladder. Here you can safely moor a boat or rent a large dinghy for excursions in the Asinara Gulf.

A stone turret, with **refrigerator**, is available for storage of all equipment.



## Dining on Water

Villa Solenzana imposes its own times and spirit, tickles senses, invites to inner harmony.  
**...it's easy to get lost in each other's eyes...**  
especially if you are enjoying a candle-light between the sea and the sky.



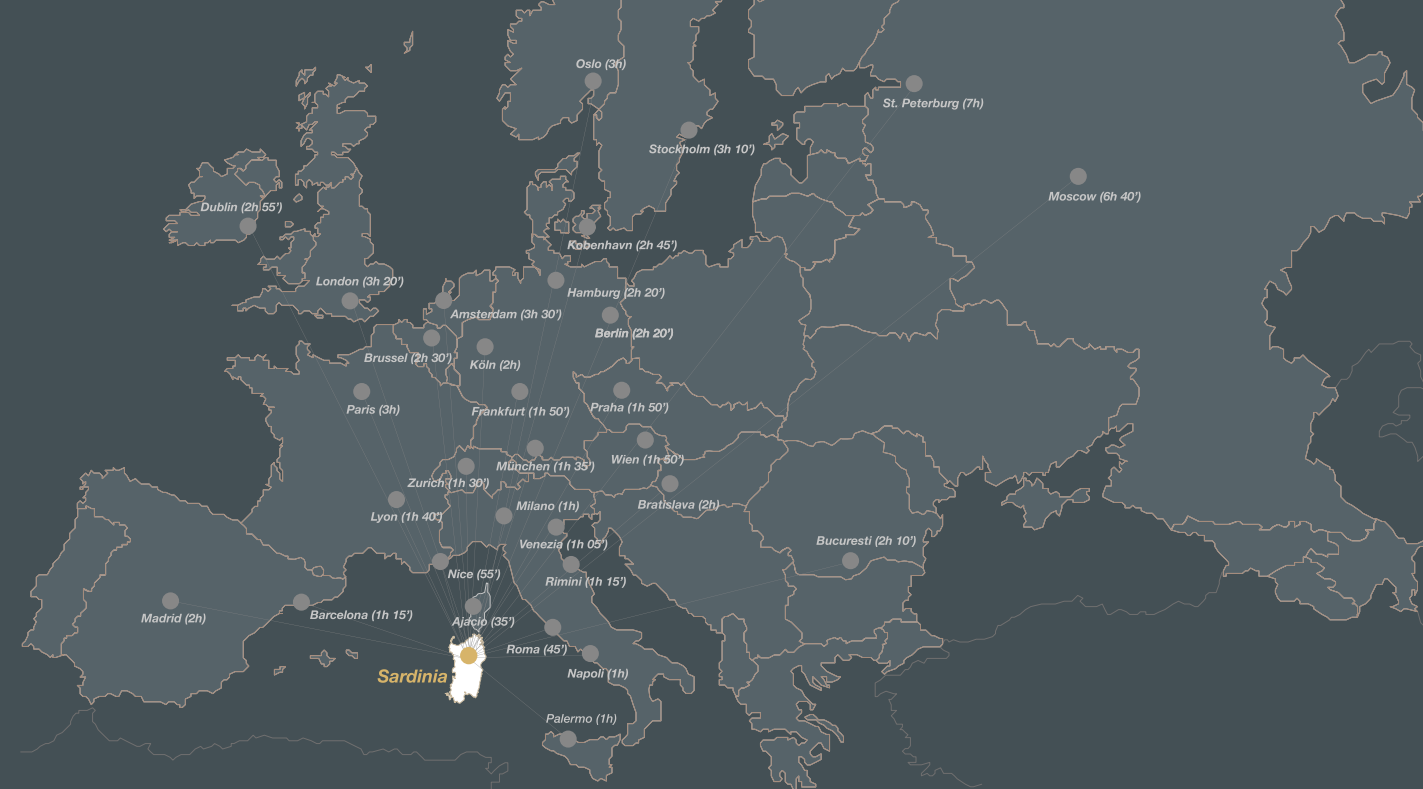


## Privileged Location

Surrounded by a **7.200 yd<sup>2</sup>** estate, Villa Solenzana is part of an **exclusive small condominium** at Pischina Salidda, about **0,6 miles** from the village of Stintino.

The mediterranean bush garden surrounds the house, which **occupies the entire peninsula** allowing an **exclusive private access to the sea** on three sides, faces the old harbor of Stintino and the whole gulf of Asinara.

**Here you can live in total harmony with nature, sea and wind, enjoying a lazy lifestyle and a splendid isolation.**



## The Heart of the Mediterranean

Sardinia lies in the heart of the Mediterranean sea, only one to two hours by plane from Europe's major cities.



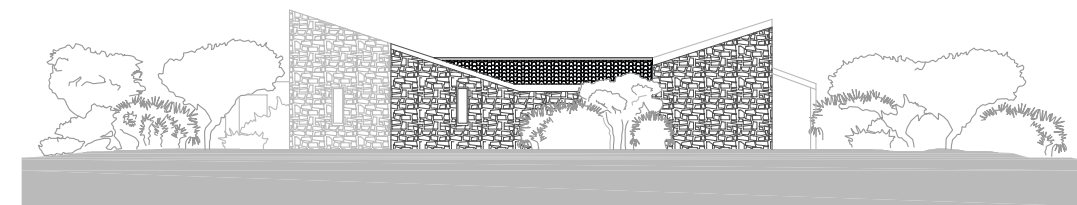


# Floor Plans

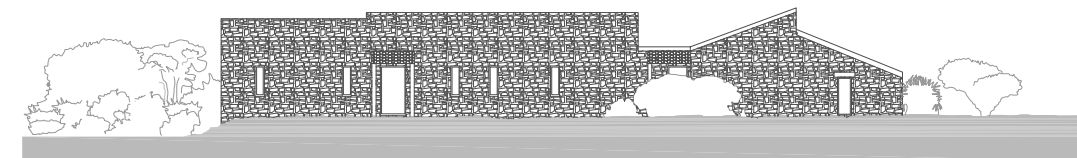
Fully furnished spaces to exalt every single detail.  
Just in one villa, lots of places to enjoy your holiday !



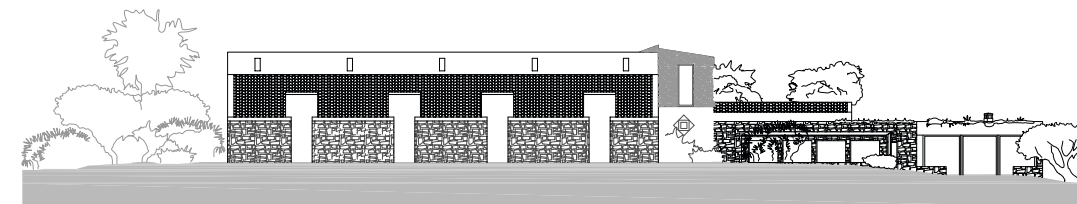
ELEVATION NORTH-EAST



ELEVATION NORTH-WEST



ELEVATION SOUTH-WEST



ELEVATION SOUTH-EAST



# Stintino

Located on the **north-west cost of Sardinia** island, facing the Asinara island (natural park), **Stintino is a typical fishermen village.** Today Stintino is **one of the most famous and appreciated tourist destinations in Sardinia**, thanks to its unquestionable **natural beauties:**

the clear blue sea and the **natural landscapes** of the typical Mediterranean scrub, **hidden coves and beautiful beaches** of fine white sand and a crystal clear sea.

Because of its location in the extreme north-west of Sardinia, Stintino has the advantage of being “**far from the madding crowd**” of the rest of the coast and the main cities around the area albeit being well connected.





## VILLA SOLENZANA

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*Watch now.*

