

# Villa Maratua

Region: Sardinia    Sleeps: 10

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## Overview

Sat inside Tivolara's marine park, Capo Coda Cavallo, Villa Maratua lies on an elevated piece of land boasting glistening, panoramic blue views of the marine area, bays and surrounding leafy islands.

Tastefully fitting into the local landscape, this gated villa is somewhat of a masterpiece, tying modern and traditional elements together to create a stunning vision. Intricate tiling crawls up the driveway leading to a set of steps and a flowerbed that guides you towards the entrance.

Spreading over two floors, with inside and outside interconnecting staircases, the lower level houses three bedrooms, each with their own en-suites, plus a generous living and dining area with a kitchenette, a cosy open granite fireplace that was carved by a stonemason on site and a veranda.

Upstairs, you'll be met with a large living area that's connected to a second dining room and kitchen, each leading out to a terrace, ideal for entertaining small and large groups inside a homely yet quintessentially Italian setting.

There are further two bedrooms with en-suites upstairs, with one leading onto covered veranda area, offering gorgeous far-flung views and a lovely private setting to enjoy the weather and unwind in. Air conditioning keeps the entirety of the top floor cool throughout the summer months.

With refined fixtures and fittings throughout, each floor boasts Sardinian marble sourced from Orosei, a material loved by the famous local architects of Costa Smeralda, while the ceilings each feature detailed carvings and arches, each of them different, adding to the individualistic character of the villa. The stone walls have been finished in natural local Sardinian stone for an authentic feel.

An outside staircase will take you up to the most stand-out feature of this property - a 40m<sup>2</sup> roof terrace that gives 360-degree views of the surrounding plant life, architecture, land and shining blue waters, making you feel you're on top of the whole of Sardinia.

Surrounding the entire villa, a beautifully kept garden of rocks and *macchia* plants brings this slice of Sardinia to life, while the covered barbecue area sits in between two giant rocks, complete with a pizza oven, steel and cast iron grills and a striking sink that has been sunk into a rock as a design feature.

There's even an outdoor shower that's been built into a rock, allowing you to take warm showers in the sun in the midst of foliage and plant life. This villa was built with indoor and outdoor group entertaining at its core and has left nothing to be desired, the 13m kidney-shaped swimming pool with a springboard being the cherry on top of the cake!



## Facilities

Wi-Fi/Internet • Air-Con • Beach Nearby • Walk to Beach • Private Pool • Villa • Rural Location • Cots (Cribs) • Kid-friendly excursions • Ideal for Kids • Ideal for Teens • Washing Machine • Dishwasher • TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Maratua, divided in two levels connected with inner and outer stairways, can accommodate up to 10 people with 5 bedrooms and 5 bathrooms.

### *Upper ground floor*

- Sitting room with 2 sofas, an armchair and working fireplace
- Dining area with 10 chairs
- Kitchen with 4 gas hobs, oven, kettle and dishwasher
- Two double bedrooms
- Two bathrooms

### *Lower ground floor*

- Two double bedrooms
- Bedroom with two single beds
- Three bathrooms
- Sitting room with working fireplace
- Dining area
- Kitchenette
- Laundry with washing machine, iron and ironing board

### *Exterior*

- Private pool (12m x 6m)
- Poolside terrace
- Barbecue area with oven, grill and a sink
- Gate and fencing surrounding property

### **Additional Facilities**

- Air-conditioning
- Bose sound system
- Toys
- Board games
- Private parking



# Location & Local Information

The villa sits inside north east Sardinia, 20km away from the airport and ferry harbour located on the south of Olbia, and 900 m away from the closest beach. The charming town of Monte Petrosu is the closest shopping destination with a local market, restaurants, bars, a pasta shop, newsagent and pizzeria in its vicinity.

San Teodoro’s Bluebar pizza restaurant is a must visit for those who want a coastal taste of Italian cuisine, with an enviable cocktail menu that will set the scene for evenings watching the landscape around you change as the day pulls into night.

The islands of Tavolara, Molara, Capo Coda Cavallo can all be spotted from the roof terrace, as well as the Lu Impostu and Brandinchi bays, plus the other worldly mountains of Gallura, each of which is worth a visit if you’re the exploring kind. The marine parks launching boat ramp serves as an ideal starting and finishing point for a boat trip to the nearby islands, while the beaches of Porto Taverna, Cala Brandinchi and La Cinta are only a short car ride away.

Olbia is home to Museum Civitatense Basilica di San Simplicio, a historic church with traditional architecture that’s worth exploring for a feel of old town Olbia, with the blissful Costa Corallina Beach nearby, the perfect beach destination for sunbathing the day away, known for being more quiet than other local beaches for those wanting to melt the stresses of back home and their flight away.

Golf buffs won’t want to miss a chance to let loose on the nearby 9-hole course on the Puntaldia Peninsula and the famous 18-hole Costa Smeralda course, which is 40km away from the villa.

## Local Amenities

Nearest Airport	<b>Olbia Costa Smeralda Airport</b> (20 km)
Nearest Airport	<b>Alghero Fertilia Airport</b> (155 km)
Nearest Town/City	<b>Monte Petrosu</b> (3 km)
Nearest Shop	<b>Mini-market, shops, bars and restaurants</b> (3 km)
Nearest Bar/Pub	<b>Bars and restaurants</b> (3 km)
Nearest Beach	<b>Cala Ginepro</b> (900 m)





## What we love

- The outdoor shower feature that's been integrated into a rock, offering showers in the sun among the plants
- The tantalising view of the Gallura mountains from the roof terrace
- The surrounding marine park with direct access to the sea, sandy beaches and watersports
- Walking distance to a beach however please note that some parts of the route do not have pavements.

## What you should know...

- Multi-level villa layout may require supervision of younger children and it will not suit guests with mobility issues.
- This villa has a three car garages on site and it's advisable to hire a car to get around the nearby villages and towns.

# Terms & Conditions

- **Security deposit:** €750 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 5.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi connection included.
- **Property Licence Number:** IT090092C2000P6495