



Welcome to
SARDINIA

VILLA CARISSA



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YOUR SARDINIAN HOME AWAY FROM HOME

4 Bedrooms | 5 Bathrooms | Swimming Pool | Sea Views

Tucked in the peaceful hills above the Laconia area in residential Cannigione Town, Villa Carissa is a brand-new retreat designed for simple pleasures and relaxed living. With bright, modern interiors and a private pool surrounded by manicured nature, it's the perfect setting for a carefree family holiday.

Comfortably hosting up to 8 adults, the villa offers all the space you need to unwind together — whether you're spending the day exploring nearby beaches or enjoying quiet evenings on the terrace.

Whether you're here for a long summer break or just a week, Villa Carissa offers the comfort of home with the beauty of Sardinian sea and nature just outside your door.

- Private outdoors with heatable swimming pool
- Panoramic terrace with dining and lounge areas
- Air-conditioned interiors and photovoltaic system
- Fully equipped kitchen with modern appliances
- 4 double bedrooms with en-suite bathrooms and comfortable furnishings
- Wi-Fi throughout the villa
- Flat-screen TV and streaming services
- Washing machine in the basement



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YOUR HOME AWAY FROM HOME

New property finished in June 2023, Villa Carissa is a 4-bed home ideal for families, couples and friends, featuring a charming swimming pool, sea view and immediate proximity to the sea and the town of Cannigione, nestled in a quiet residential area scattered with villas.

THE VILLA

GROUND FLOOR: entering from the study room, the ground floor features a bright living space with a dining table, sofas with smart maxi TV, and a tiny but fully equipped kitchen. On the ground floor, there are 2 adjacent bedrooms (both can be twin or double) with en-suite bathrooms, and 1 more double bedroom with direct access to the pool, appointed with TV, a bathroom and a walk-in closet.

FIRST FLOOR: fully occupied by the master bedroom, the first floor features a double bedroom with smart TV and walk-in closet, a nice terrace with a sea view and a bathroom with a separate shower where one can enjoy the view.

The **BASEMENT** is a spacious area that features a service space and 1 bathroom with a shower and washing machine.

OTHER INFO

- heatable swimming pool with an outdoor shower
- covered veranda with lounge and dining area
- another covered veranda to lounge
- barbecue and fireplace outdoors
- indoor fireplace
- 1 private parking space with electric charger
- wi-fi
- air conditioning



PROXIMITY

- 200 meters from the pines beach
- 900 meters from the Laconia Beach
- 14 km from San Pantaleo
- 18 km from Porto Cervo Marina
- 30 km from Olbia Costa Smeralda Airport

IMMEDIATE PROXIMITY TO THE SEA

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SWIMMING POOL WITH LOUNGE AREA & SEA VIEW



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ALFRESCO LIVING SPACE & DINING



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STUDIO WITH ITS VERANDA & GARDEN



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SECOND VERANDA SPACE & MANICURED GARDEN

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INDOOR LIVING SPACE WITH SMART TV & DINING



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FULLY EQUIPPED KITCHEN

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OUTDOOR DINING

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MASTER BEDROOM WITH TV, PRIVATE TERRACE & SEA VIEW



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MASTER BEDROOM WITH WALK-IN CLOSET & SEPARATE SHOWER

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MASTER BATHROOM WITH SEPARATE SHOWER



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MASTER BEDROOM WITH TV, PRIVATE TERRACE & SEA VIEW

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GROUND FLOOR - TO THE 2ND BEDROOM AND BATHROOM

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2ND BEDROOM WITH POOL ACCESS & SEA VIEW



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VILLA CARISSA

2ND BEDROOM WITH WALK-IN CLOSET AND EN-SUITE BATHROOM



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VILLA CARISSA

2ND BATHROOM WITH SHOWER - EN-SUITE



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VILLA CARISSA

2ND BEDROOM WITH BATHROOM, POOL ACCESS & SEA VIEW



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3RD BEDROOM WITH GARDEN ACCESS & BATHROOM

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3RD BEDROOM WITH ITS BATHROOM WITH SHOWER



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4TH BEDROOM WITH EN-SUITE BATHROOM



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4TH BATHROOM EN-SUITE

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OUTDOOR SHOWER NEAR THE POOL

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BASEMENT SPACE WITH BATHROOM & WASHING MACHINE

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AREAL VIEW & FACADE OF THE VILLA



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