



3 Bed Villa for Sale In Santa Lucia Muravera Italy



Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	https://esalesinternational.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 273,418.67

Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Sardinia
Πόλη:	Muravera
Ταχυδρομικός κωδικός:	09043
Δημοσιεύθηκε:	22/09/2026
Περιγραφή:	3 Bed Villa for Sale In Santa Lucia Muravera Italy

Esales Property ID: es5555227

Via Della Pernice, 09043

Muravera CA, Italy

Exclusive Investment Opportunity: 3-Bedroom Panoramic Villa with Expansive Land in Muravera, Sardinia

Set atop a quiet, elevated hillside, this detached single-property villa offers an exceptional investment opportunity for buyers seeking privacy, generous space, and breathtaking 360-degree vistas. Situated in the municipality of Muravera, the property features a rare vantage point with views that stretch effortlessly from the Mediterranean horizon to the surrounding countryside and rolling mountain peaks.



One of the property's most compelling features is its ultimate privacy. Thanks to strict regional environmental and building protection laws, the surrounding landscape is completely protected against future development. This ensures your peaceful environment and uninterrupted views will remain pristine and forever uncompromised.

Property Layout Across Three Levels

Spanning three expansive floors, the structural footprint of the villa offers incredible versatility for personal customization or reconfiguration into a luxury residence:

- * **Ground Floor:** Features open exterior porches that lead into a large, covered semi-indoor area facing northeast—ideal for outdoor dining, shaded relaxation, or entertaining. This level also includes a dedicated bathroom and a secure, enclosed garage on the opposite side of the building.
- * **First Floor (Main Living Quarters):** Represents the primary residential living area on the first floor there is a large living room. It includes three spacious bedrooms, two bathrooms, a full kitchen, a dedicated laundry room, and two private balconies that allow natural light and fresh sea breezes to flow through the interior.
- * **Second Floor:** Houses a spacious under-roof storage deposit that opens directly onto two magnificent rooftop terraces totaling roughly 70 m². These expansive outdoor spaces offer an incredible setting for creating private sun lounges, rooftop gardens, or high-end alfresco living areas.

Renovation & Personalization Potential

The villa is currently unfurnished and requires comprehensive, full-scale renovation work. To bring the home up to contemporary standards, updates will be necessary across exterior aesthetic finishes, internal layouts, energy efficiency performance, and full plant engineering (plumbing, electrical, and HVAC systems) in accordance with national compliance laws. This provides a clean slate for architects, developers, or visionary homeowners to design a bespoke Mediterranean estate tailored precisely to their personal tastes and modern luxury standards.

Included Land Package

Sold alongside the villa are two substantial, adjoining land plots located within the same municipality. Covering a combined total of approximately 13,000 m² (1.3 hectares), these plots are tied directly to the title and cannot be sold separately. They offer significant space for private landscaping, agricultural endeavors, olive groves, or creating an exclusive private estate buffer.

Prime Location & Connectivity

While nestled in a tranquil natural setting, the property remains exceptionally well-connected to South Sardinia's premier coastal destinations and key travel infrastructure:

- * **Costa Rei:** 28 km away, providing fast access to world-renowned white sandy beaches and turquoise waters.



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- * Cagliari City Center: 70 km away, making the capital's historic attractions, shopping, and dining easily accessible.
 - * Cagliari Elmas Airport: 80 km away, offering effortless international and domestic travel links.

ABOUT THE AREA

Santa Lucia is a charming coastal hamlet situated within the municipality of Muravera, along the southeastern coast of Sardinia, Italy. Flanked by pristine Mediterranean waters and rugged inland hills, this small community sits right near the fertile mouth of the Flumendosa River. Its geographic positioning provides direct access to both expansive rural landscapes and stunning, uncrowded stretches of coastline.

The locality is defined by its peaceful, authentic atmosphere and traditional Sardinian lifestyle. Surrounded by citrus groves, vineyards, and dense Mediterranean scrub, Santa Lucia offers a laid-back environment away from the heavy tourist crowds seen in larger resort towns. It serves as a scenic gateway for outdoor enthusiasts interested in trekking, birdwatching in local lagoons, and exploring nearby natural preserves.

Directly adjoining Santa Lucia are some of the region's most spectacular natural beaches, characterized by fine golden sand and crystal-clear turquoise waters. Just a short drive along the coastal road lies the broader Sarrabus coastline, including the renowned white-sand beaches of Costa Rei and Porto Corallo. The area retains a pristine, protected feel, making it popular for water sports, fishing, and quiet seaside retreats.

Nearest Airport:

The nearest major airport serving Santa Lucia and the wider Muravera region is Cagliari Elmas Airport (IATA: CAG). Located approximately 65 to 70 kilometers to the southwest near the island's capital city, it provides comprehensive domestic and international flight connections across Europe. Drive time from the airport to Santa Lucia typically takes around one hour via the modern SS125var highway.

MAiN FEATURES:

- * 420m2 of living space
- * 4250m2 plot
- * 3 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Italy
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Ναί

Κοινά

Κρεβατοκάμαρες: 3
Μπάνια: 3
Τελειωμένα τετραγωνικά πόδια: 420 τ.μ
Μέγεθος αυλής: 4250 τ.μ

Rental details

Furnished: Όχι

Lease terms

Date Available:

Contact information

IMLIX ID: IX9.000.973

