



Exclusive new-build penthouse with private solarium in Alghero - Sardinia



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İlan Detayları

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Açıklama:

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A modern and exclusive residential complex is being built in a quiet, well-developed residential area, just ten minutes from the renowned historic center of Alghero. The residence is aimed at discerning buyers who are looking for urban comfort, privacy and Sardinian quality of life in perfect balance.

The highlight of the project is this prestigious penthouse with approx. 90 m² of retail space, spacious habitable terraces and an impressive private solarium of approx. 58 m². The outdoor areas have been designed so that they can be used as real oases of well-being at any time of year - ideal for relaxing, sunbathing, social evenings or stylish al fresco dining.

The residence meets the highest standards of energy efficiency and living quality. Thanks to energy class A4, a photovoltaic system, autonomous heating and cooling technology via a heat pump and modern, environmentally friendly insulation materials, the building offers a future-oriented standard of living with significantly reduced consumption values.

The entire building is designed to be barrier-free and has an elevator as well as flexibly adaptable interior spaces that guarantee maximum freedom of movement and long-term living comfort.

As this is a new build, buyers also have the opportunity to customize the floor plan, room layout and furnishing details. High-quality materials and exclusive furnishing options from a carefully selected furnishing catalog enable a tailor-made living concept.

The bright living and dining area with open-plan kitchen forms the heart of the property. Large sliding windows open directly onto the terraces and create a harmonious connection between indoor and outdoor



space.

The flexible sleeping area allows for the creation of two comfortable master bedrooms, two daylight bathrooms and a practical study - ideal for a home office, guests or personal hobbies.

A special feature are the approx. 60 m² covered terraces and loggias that surround the penthouse on several sides. They offer sheltered areas for outdoor dining, lounge zones and private retreats.

The exclusive highlight is located one level above: a directly accessible, private solarium of approx. 58 m². This exceptional outdoor area offers maximum privacy and is ideal for a panoramic whirlpool zone, sun loungers or an elegant outdoor lounge under the Sardinian sun.

Area overview

Sales area: approx. 90 m²

Habitable terraces and loggias: approx. 60 m²

Private solarium: approx. 58 m²

The property can optionally be supplemented with a practical cellar room and a single garage. A garage parking space is available from € 20,000.

Construction is scheduled to begin in May 2026, with handover planned for April 2028.

Purchasing at this early stage of the project offers you the opportunity to secure today's market price and customize your future home according to your wishes. The room layout, interior fittings and details can be adapted to your personal living requirements - for a penthouse that really suits you.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and bespoke advice.

The Costa Smeralda is one of the most renowned and sought-after coastal regions in the Mediterranean. Located in the north-east of Sardinia, in the historic landscape of Gallura, it combines crystal-clear water, the finest sandy beaches, bizarre granite formations and unmistakable Mediterranean vegetation to create a backdrop of extraordinary beauty. The "Emerald Coast" owes its name to the intense play of colors of the sea, which shimmers between turquoise, azure blue and deep emerald green depending on the light. The Costa Smeralda became internationally famous in the 1960s when Prince Karim Aga Khan IV recognized the potential of this then largely untouched stretch of coastline and, together with other investors, initiated the development of an exclusive vacation destination. Porto Cervo emerged as the elegant center of this new vision: a place that would combine luxury tourism, scenic harmony and architectural restraint. To this day, low buildings, natural stone, light-coloured façades, terracotta roofs and organic lines characterize the appearance of the region.

The Costa Smeralda stands for a lifestyle that combines discretion, exclusivity and natural beauty. World-famous bays such as Cala di Volpe, Romazzino, Capriccioli, Liscia Ruja and Grande Pevero are among the most sought-after seaside resorts in Sardinia. The sea is exceptionally clear, the beaches are surrounded by light-colored sand, pink granite and fragrant macchia. At the same time, the hinterland with its rolling hills, cork oaks, olive trees and traditional villages offers an authentic contrast to the sophisticated coastal world.

Porto Cervo is the social and maritime heart of the Costa Smeralda. The town is known for its elegant



marina, international designer boutiques, fine dining, exclusive hotels and a summer social life of international standing. The Marina di Porto Cervo offers around 700 berths and is designed for large yachts and mega yachts, making it one of the most important marinas in the Mediterranean. Despite its worldwide reputation, the Costa Smeralda has retained its special scenic character. In many places, the buildings blend harmoniously into their surroundings, and the architecture is based on Mediterranean forms and local materials. This combination of natural elegance, careful planning and exclusive infrastructure makes the region one of the highest quality real estate locations in Europe. The surrounding area also offers numerous cultural and scenic opportunities. The Pevero Golf Club, the archipelago of La Maddalena, the charming towns of San Pantaleo and Arzachena and archaeological evidence of Nuragic culture are all just a short distance away. The Costa Smeralda thus combines sophisticated living by the sea with nature experiences, sport, gastronomy, culture and international accessibility.

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