

1974-2016

Forty Two years

of professionalism & passion in real estate services in
Gallura Costa Smeralda

PRIVATE & CONFIDENTIAL SALES, PERSONAL PROPERTY FINDER & CONSULTANT

Immobilsarda has been a **Property Finder in Sardinia** since **1974** and is a reference point for those looking to sell, buy or rent property in **Gallura - Costa Smeralda**. Our role is to develop, preserve and deliver the unique experiences our Island offers through *the art of selling fine property*. For over **42 years** Immobilsarda has consistently connected clients to Sardinia's most exceptional properties. Immobilsarda's core business is the brokerage and valuation of prime real estate throughout Gallura and today is the stepping stone for those who wish to invest in Sardinia. Our prestigious and highly selected real estate portfolio boasts exclusive mansions situated in the most charming locations of the Costa Smeralda and the whole Gallura.

Exclusive affiliate to Christie's International Real Estate

www.immobilsarda.com

*“Life in Sardinia is probably the best a man
can wish: twenty-four-thousands kilometers
of forests, countryside, shores immersed in
a miraculous sea, this corresponds to what I
would suggest God to give us as Paradise.”*

Fabrizio De Andrè



WE OFFER

SALES | RENTALS | MANAGEMENT | INVESTMENT |
CONSULTANCY | INTERNATIONAL PROPERTIES

TRUST | CONFIDENTIALITY,
EXCLUSIVE HIGH CLIENTELE,
INTERNATIONAL EXPOSURE

OUR REAL ESTATE SERVICES

Tradition, deep knowledge of the area, incomparable tailor made-services, greater global resources, modern marketing plan, and international recognition have made Immobiliarda a leading bespoke real estate Agency and Property Finder in Costa Smeralda - Gallura. Immobiliarda is the ideal guide for anyone who wants to offer, to find or to rent a prestigious property in Sardinia with confidentiality and discretion. Our personalized pre and post sale advice is aimed to understand our client's needs in order to find the perfect property.

TO OUR BUYERS we guarantee an extensive portfolio of carefully selected homes in the most sought after locations, in harmony with the natural surroundings. The buyer who wants to rent out his property seasonally can rely on Immobiliarda thanks to an on-site management service.

TO THE OWNERS AND INVESTORS a wide range of services in the various areas of the global Real Estate market. Property finding, consultancy, private placement, international exposure, bespoke marketing plans, feasibility studies, international Real Estate investment and property development.

INTERNATIONAL NETWORKING

Immobiliarda is founding member and partner of the most powerful and extensive International Real Estate Networks active in the promotion of luxury properties and assets in the appropriate places and geographical areas.

> Exclusive affiliate to **CHRISTIE'S INTERNATIONAL REAL ESTATE** - 900 affiliated offices, 25 countries, over 180 affiliated agencies.

FOUNDING MEMBER
EREN
FINEST REAL ESTATE

LUXURY
PORTFOLIO
INTERNATIONAL

LEADING
REAL ESTATE
COMPANIES
OF THE WORLD

> Founding Member and Board Director of: **EREN - EUROPEAN REAL ESTATE NETWORK** - 20 prestigious boutique brokerage companies, 9 countries. Board Directors: Giancarlo Bracco - Immobiliarda, José Ribes Bas - Rimontgò, Ueli Schnorf - Wetag.
> Exclusive affiliate to **LUXURY PORTFOLIO** - 500 top local real estate brokerages, 120,000 associates in over 50 countries.

AT YOUR SERVICE

Just like an "haute couture" dress, for Immobiliarda counseling is a matter of being able to get each customer's measure and interpret his personality: we can offer the best service to national and international customers providing them with 42 years of expertise to find the "perfect home". Based on territorial-based Business units, the Company guarantees a capillary sales network throughout the Gallura - Costa Smeralda, synergy and teamwork, a common identity, annual efficiency and offices all over Gallura and a showroom in Milan.

SALES & DIRECTION, INTERNATIONAL PROPERTIES



DANIELA BRACCO
Senior Director
Porto Rafael Area



JOHN BRACCO
Sales Director
Porto Rotondo Area



JULIA BRACCO
Sales Director
Costa Smeralda Area



FABIO VERDIANI
Sales Network
Director

SALES & RENTALS



CINZIA FERRADINI
Sales Assistant
Costa Smeralda



MARCO SOLAS
Rentals Director
Costa Smeralda



MARTINA DOSTALOVA
Customer Care



SONIA POLO
Capo Ceraso
Rental Manager

MARKETING & WEB



SILVIA MIORINI
Marketing &
Communications



ANDREA FERABOLI
Web & Social

INVESTMENT & CONSULTANT



GIANCARLO BRACCO
Managing Director
Investment & Consultant



ELISA RAMUS
Personal Assistant

UNIQUE GALLURA

COSTA SMERALDA

450 km of Coastline

In the middle of the Mediterranean, on the north coast of Sardinia, nature becomes art in a region called Gallura – Costa Smeralda, one of the best places to live and own real estate in the world. With approximately 450 km of protected coastline and 20 islands, crystal clean blue waters and fine-sand beaches, unique landscape of granite rock hills, the land of Gallura-Costa Smeralda gives a sense of belonging and well-being. Preserved by the conservation laws passed in the 1960s, Gallura – Costa Smeralda

is a natural marvel with no industry, no large buildings and only 150,000 inhabitants. It is a land that has remained in its natural state, devoid of intensive farming activities, free from factories, unadulterated views, no visual barrier, the Mediterranean “macchia”, the vibrant colors and the enveloping perfumes...all speak to subconscious of people visiting for the first time this unique land and life quality is something you can “touch with your hand”.



PORTOBELLO

PRIVATE PARK

5 km of Coastline



BUYING GUIDE / Entirely private and guarded park
Exclusive bespoke services: two 24/24h. conciergeries., seaside Club House, restaurant, bar, pizzeria, sports facilities, tennis, private harbor. Ideal for families and lover of nature & privacy, quietness, wellness, sport activities. A portfolio of building plots and prestigious pieds dans l'eau villas

WHAT YOU CAN BUY FOR...

Approximate guide prices

From Euro 250.000 up to 500.000 building plots

Euro 1 mln. / 1,5 mln. second line villas

Euro 1,5 mln. / 2,5 mln. up pieds dans l'eau villas

SALES / RENTALS / ONSITE FULL MANAGEMENT / ALL YEAR ROUND BESPOKE SERVICES / STRATEGIC OFFICE IN PIAZZETTA

Distance to major locations

Olbia 73 Km

Costa Smeralda 63 Km

Santa Teresa di Gallura 25 Km

Distance to Airports

Olbia 75 Km

Alghero 110 Km



Distance to Ports

Olbia 73 Km

Porto Torres 82 Km



100 hectares of fragrant Mediterranean maquis bordering the sea are the amphitheater of this elegant and exclusive residential settlement with unique characteristics, stretching along 3 km of coastline just a few km from Santa Teresa. The Private Residential Park of Portobello di Gallura is characterized exclusively by single private pied's dans l'eau villas set in the rocks and protected by the lush vegetation. Conceived as the alternative to the lifestyle of Porto Cervo, the park boasts bespoke services for residents only. The tourist private harbor is surrounded by a myriad of natural coves. The inland, dotted with stazzi, is rich in farms where you can buy genuine organic food products.



SANTA TERESA

75 *km of Coastline*



BUYING GUIDE / Long Sandy beaches, coves, pines forest. Ideal for families and lover of sea, nature & privacy – quietness, wellness, sport activities. Access to Corsica and the Archipelago. Marina, restaurants, shops, amenities, sports facilities, diving schools, Yachting club. A portfolio of traditional villas, pieds dans l'eau villas, detached villettas, apartments.

WHAT YOU CAN BUY FOR...

Approximate guide prices

From Euro 180.000 to 500.000 apartments and villettas

Euro 600.000 / 800.000 villas 300 mt. from the sea

Euro 2 mln / 3 mln. exclusive villas

Price upon request: villas pieds dans l'eau

SALES / RENTALS / ONSITE FULL MANAGEMENT / ALL YEAR ROUND SERVICES / 2 STRATEGIC OFFICES

Distance to major locations

Olbia 60 Km

Costa Smeralda 53 Km

Capo Ceraso 72 Km

Distance to Airports

Olbia 62 Km

Alghero 130 Km



Distance to Ports

Olbia 60 Km

Porto Torres 103 Km



The territory surrounding **Santa Teresa, from Terravecchia, Baia Santa Reparata, Conca Verde and Valle dell'Erica** is characterized by unique residential allocations on the sea protected since the '60. The area of Santa Teresa is an ancient town in the heart of a deep inlet overlooking the most fascinating sea of Sardinia, easily accessible from the port and airport of Olbia and boasts services and amenities all year round and the port with connections to the nearby Corsica. 3 km from S. Teresa, Baia Santa Reparata is a protected natural area one of the most charming in Gallura, surrounded by millenary granites. Overlooking the historic creek rises Terravecchia, a protected park of 60 hectares where exclusive mansions border the sea, nestled between the rocks and the Mediterranean maquis. The area of Conca Verde – Valle dell'Erica overlooks the islands of Spargi, Budelli and Santa Maria: this splendid fjord is characterized by numerous coves and beaches, surrounded by 50 hectares of Mediterranean maquis.



3

PALAU - LA MADDALENA

35 km of Coastline



BUYING GUIDE / Breathtaking views over the Archipelago, ideal location for families and lover of sea, sailing, nature, wellness, sport facilities, diving, windsurfing. A portfolio of pieds dans l'eau villas, seafront apartments, detached villettas immersed in pine forest and facing the sea.

WHAT YOU CAN BUY FOR...

Approximate guide prices



Euro 250.000 / 600.000 apartments & villettas on the sea

Euro 800.000 / 1,5 mln. villas on the coast

Euro 2 mln. / 4 mln. pieds dans l'eau villas

SALES / RENTALS / ONSITE FULL MANAGEMENT / ALL YEAR ROUND BESPOKE SERVICES / STRATEGIC OFFICES OPEN ALL YEAR ROUND

The territory that from Palau extends over the coast of **Porto Pollo, Capo d'Orso and Cannigione** is a protected area since the '60s comprehending seafront allocations with unique properties on the sea. The promontory of Palau is the ideal location for those looking for a lifestyle dedicated to wellness, total relaxation and comfort. The residential area of Baia del Faro is just a few steps from the beach and from all the most important amenities of Palau: restaurants, shops, smarkets, sports facilities. **The National Park of the Archipelago de La Maddalena** is made up of seven beautiful islands and twenty islets, for a total of 200 km of coastline that dot the sea in front of the Costa Smeralda, from the Gulf of Arzachena to the Bocche di Bonifacio. Facing La Maddalena, Porto Pollo is a natural paradise for lovers of windsurfing, sailing and diving thanks to the perfect combination of sea, wind and nature.

Distance to major locations	
Olbia 40 Km	
Costa Smeralda 32 Km	
Capo Ceraso 51 Km	
Distance to Airports	
Olbia 42 Km	
Alghero 144 Km	
Distance to Ports	
Olbia 40 Km	
Porto Torres 123 Km	



4

PORTO RAFAEL

5 km of Coastline



BUYING GUIDE / View over the islands of the Archipelago, typical Mediterranean and Sardinian style, ideal for families, lovers of nature, sailing, privacy and relax, sport facilities. Amenities and services, restaurants, boutiques, harbor, easy access to the Archipelago. A portfolio of charming properties a few steps from the Piazzetta and its amenities.

WHAT YOU CAN BUY FOR...

Approximate guide prices

Euro 400.000 / 700.000 penthouses & apartments

Euro 800.000 / 1,5 mln. detached villas e villettas

Euro 1,6 mln. / 5 mln. villas

Euro 6 mln. prestigious position villas

Price upon request: villas and pieds dans l'eau

In front of the Archipelago de La Maddalena, set in a landscape of majestic rock masses and lush Mediterranean vegetation, is located the exclusive residential area of Porto Rafael, consisting of fine villas camouflaged in green. Conceived in the early sixties by a Spanish nobleman, Count Rafael Neville, Porto Rafael is strategically close to La Maddalena, Spargi, Palau, Porto Cervo, and ensures relaxation and privacy, but it is also a place of great vitality, thanks to the beautiful "piazzetta", outdoor lounge on the beach, shops, restaurants, boutiques and the Yacht Club. In Porto Rafael you can enjoy the magnificent views of the islands of La Maddalena, Caprera, Santo Stefano, Cavallo and Lavezzi.

SALES / RENTALS / STRATEGIC OFFICE IN PIAZZETTA OPEN ALL YEAR ROUND



Distance to major locations

Olbia 40 Km
Costa Smeralda 32 Km
Palau 3 Km

Distance to Airports

Olbia 42 Km
Alghero 144 Km



Distance to Ports

Olbia 40 Km
Porto Torres 123 Km



5

COSTA SMERALDA

35 km of Coastline





BUYING GUIDE / Internationally desirable Mediterranean destination, unique lifestyle, traditional architectural principles, high-end services and amenities: Yacht Club, Golf Club, Tennis Club, sport facilities, boutiques, restaurants, old Marina, ideal for discerning connoisseurs of fine living. A portfolio of prestigious villas, waterfront estates, serviced apartments and beachfront residence, world – class residential developments, stazzu and countryside villas.

WHAT YOU CAN BUY FOR...

Approximate guide prices

Euro 500.000 / 3 mln. apartments, penthouses and attached villas



Euro 2,5 mln. / 15 mln. villas, price varies according to distance to the sea, sea view, neighborhood and size

Price upon request: Pieds dans l'eau villas



The Emerald Coast, with its 55 km of coastline rich with coves and white sand beaches, owes its origins to the dream of Prince Karim Aga Khan who made it the place to be for its mixture of unconventionality, sophistication and extravagance. Discretion and elegance lure the wealthiest and the most discerning connoisseurs of fine living to Costa Smeralda. The elite audience is attracted by the coast's exquisite beauty and tranquility, its unique lifestyle, its sense of safety and its services. Among the most famous locations are Romazzino, Cala di Volpe, La Celvia, Cala del Faro, Liscia di Vacca, Pitrizza, the Gulf of Pevero with its famous Golf Club.

SALES / RENTALS / BESPOKE SERVICES AND LIFESTYLE MANAGEMENT / CONCIERGE SERVICES / STRATEGIC OFFICE IN PIAZZETTA OPEN ALL YEAR ROUND.

Distance to major locations	
Olbia 30 Km	
Porto Rotondo 27 Km	
Golfo Aranci 40 Km	
Distance to Airports	
Olbia 32 Km	
Alghero 170 Km	
Distance to Ports	
Olbia 30 Km	
Porto Torres 163 Km	



Porto Cervo is the undisputed pearl and beating heart of the Costa Smeralda. The town is an attractive natural harbor divided into two parts: the Old Port, embellished with squares, boutiques of famous brands, cafes and elegant restaurants. Porto Cervo is distinguished by its unique Yacht Club, the largest and best equipped in the Mediterranean, designed and built by visionary Aga Khan, and famous for its renowned international regattas. The port and the village capture the beauty and the grandeur on which decades of Mediterranean yachts have moored. At the heart of Porto Cervo there are some of the best boutiques and restaurants. In this corner of Gallura arise exclusive estates, immersed between the granite rocks, crystal sea and the Mediterranean vegetation and signed by historical illuminated architects.



PORTO ROTONDO

30 km of Coastline



BUYING GUIDE / Renowned touristic and residential location, integrated beautifully with its natural surroundings, ideal for lover of sailing, refined living, quietness and privacy. Exclusive services: Marina, sport facilities, kite, diving, surfing, sailing, restaurants, boutiques, shopping, beaches and coves. Selection of pied dans l'eau villas, villettas and maisonettes a short walk from the Marina and the Piazzetta. Modern and elegant architecture.

WHAT YOU CAN BUY FOR...

Approximate guide prices

Euro 500.000 / 2 mln. apartments

Euro 2 mln. / 6 mln. detached villas & villas

Price upon request: villas pieds dans l'eau

Quiet and reserved, Porto Rotondo was founded in the sixties due to Counts Dona' delle Rose and soon became one of the most famous and exclusive location of Sardinia, in an area that includes Punta Lada and Punta Volpe and bounded on the west by the Gulf of Cugnana and on the east by the Gulf of Marinella. The village has been built in traditional Mediterranean touristic style with characteristic and peculiar shapes according to a hypothesis of design that is intended to preserve harmony with the landscape. Thanks to its beautiful nature and high quality services, Porto Rotondo is a place able to create emotions in striking balance between natural beauty and exclusivity, glamour and tradition.

SALES / RENTALS / BESPOKE SERVICES / STRATEGIC OFFICE OPEN ALL YEAR ROUND

Distance to major locations

Olbia 18 Km
Porto Cervo 27 Km
Golfo Aranci 10 Km

Distance to Airports

Olbia 20 Km
Alghero 170 Km



Distance to Ports

Olbia 20 Km
Porto Torres 163 Km





CAPO CERASO COAST

75 km of Coastline



BUYING GUIDE / Enchanting location facing the Protected Marine Park of Tavolara and the Gulf of Olbia, private peninsula and natural park – ideal for families, children and lover of the sea, sport, nature and privacy, wellness, genuine living. All year round services and amenities, Port, Airport, private aviation, restaurants, shopping, sport facilities, sailing, diving, surfing, trekking, excursions.

WHAT YOU CAN BUY FOR...

Approximate guide prices

Euro 160.000 / 200.000 standard apartments

From Euro 250.000 / 600.000 renewed seafront apartments

From Euro 500.000 / 1,5 mln. detached villas

Price upon request: Pieds dans l'eau villas



Capo Ceraso is a large promontory situated on a peninsula of 1.000 hectares facing the Protected Marine Park of Tavolara and Molara. More than 12 beaches, bays and coves all different and really fascinating. In this protected area only 8 km away from Olbia, an immense protected park of 16 hectares hosts the Resort of Capo Ceraso where charming villettas feature private gardens, verandas and terraces overlooking the sea. In the proximity of the Gulf of Olbia the area of Golfo Aranci includes 24 charming beaches and bays of fine white sand, from the small bay of Cala Moresca to the fabulous long beach of Marinella. Just a few kilometers south from Olbia, the area of **Capo Coda Cavallo, Punta Molara and Puntaldia** is a spectacular location in Sardinia. The whole peninsula is part of the **Marine Protected Area of Tavolara**.

SALES / RENTALS / PROPERTY MANAGEMENT / BESPOKE SERVICES / SERVICE CENTER / CONCIERGE / ONSITE STRATEGIC OFFICE

Distance to major locations

Olbia 10 Km
Costa Smeralda 40 Km
Golfo Aranci 30 Km

Distance to Airports

Olbia 8 Km
Alghero 151 Km



Distance to Ports

Olbia 10 Km
Porto Torres 144 Km



OUR CONTACTS

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