



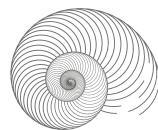
BORG O HARENÆ  
ELITE VILLAS & EXCLUSIVE SUITES  
• LI CAPRACCI •

CANNIGIONE, COSTA SMERALDA



**BORGO HARENÆ**  
ELITE VILLAS & EXCLUSIVE SUITES  
• LI CAPRACCI •



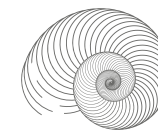


“In piedi davanti al mare  
meravigliato della propria meraviglia: io  
un universo d’atomi  
un atomo nell’universo”.

*Richard Feynman*



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## SARDINIA

### THE MOST IDYLIC ISLAND OF THE MEDITERRANEAN

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There is an island in the Mediterranean sea that welcomes visitors with clear blue sea and unspoiled nature: it is called Sardinia.

Sardinia is a vast region in the middle of Mediterranean with an uncontaminated and charming natural environment.

It is the second largest island in the middle of Mediterranean, on the Tyrrhenian Sea and within only one to two hours flight time from Europe's major cities. Free of large industries and intensive agriculture, Sardinia boasts a tranquil Italian lifestyle and vivid culture amid its stunning natural surroundings.

A unique corner, which opened to the world in the 60's, by marrying an eco-friendly philosophy, respectful of the natural environment with no comparison in the real estate market of the Mediterranean.

Destinations such as Spain, Portugal, Tunisia, Turkey, and Croatia have been subjected to a

standardized residential tourist development, detached from the territory.

In these contexts, the sense of identity and belonging are lacking, while in Sardinia they are deeply rooted and represent the fundamental points for meeting the needs of modern customers. The pristine island enjoys luxuriant woods with millenary trees and small desert areas and marshes inhabited by deer, wild horses, and birds.

The result of environmental protection policies established over the last 50 years, Sardinia's beautiful beaches and lush Mediterranean vegetation have been carefully preserved even as it enjoys healthy tourism.

And what about the good food and wine, available in this Mediterranean paradise? Immobilsarda works to meet the most sophisticated needs of its customers who thanks to us can enjoy the unique sea, the unparalleled views, the perfumed scents of the Mediterranean maquis.













## GALLURA - COSTA SMERALDA

### A UNIQUE LIFESTYLE EXPERIENCE

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The Costa Smeralda, located in the north-east of Sardinia, is the heart of the region known as Gallura, and today is an internationally known brand, synonymous with luxury and quality of life. Preserved by the strict conservation laws established in the 1960s, the area of Gallura – Costa Smeralda boasts a unique landscape of beautiful white sandy beaches, rocky cliffs, the Mediterranean “selva” or macchia mediterranea, and the tiny islands of the Archipelago de La Maddalena.

With its 450km of protected coastline and 20 islands, Gallura – Costa Smeralda, extends from the lively town of Olbia—with its international airport—to Porto Rotondo, Porto Rafael, Porto Cervo, and Palau down to Santa Teresa and Aglientu.

This natural paradise untainted by industry and comprising unadulterated views and 150,000 inhabitants is able to convey a unique sense of belonging and well-being.

#### PORTO CERVO

Devoted to the highest level of tourism, Porto Cervo is situated at the center of the Costa

Smeralda, and was shaped by Prince Karim Aga Khan after he fell in love with the island following a visit in 1959.

Aga Khan's wide connections brought industrialists, artists, actors, and socialites to the Costa Smeralda, making it a place to be for its mixture of discretion and extravagance.

Discretion and elegance lure the wealthiest and the most discerning connoisseurs of fine living in Costa Smeralda.

This elite audience is attracted by the coast's exquisite beauty and tranquility, its unique lifestyle, its sense of safety and the quality of its services. And of course some of the most famous beaches in the world can be found here, including Principe, Capriccioli, Pevero, Liscia Rujia, and La Celvia. Today it has become a favorite destination amongst the international jet set. They are drawn to the clear turquoise seas, the Yacht Club marina catering to mega-yachts, golf club, and array of sensational restaurants and shops.

The enchanting, perfectly sheltered Porto Cervo harbor is one of the Mediterranean's best-equipped and most welcoming ports for sailing and motor yachts of up to 120 meters.









## CANNIGIONE

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Ideal for families with children and for everyone who wish for a solution by nature, tranquility and privacy, but want to stay close to the marina and services of Cannigione with its Italian style charm, the tourist port, the Yachting Club and the new promenade are just a short walk from the residence.

Cannigione boasts all the necessary services and amenities, bank, pharmacy, medical, marina and the new 2km cycle path, that from the center, passes along the Promenade and reaches the

entrance of the Resort.

The nearby locality of La Conia offers supermarkets, shops, bars, restaurants and 600m of cycle path.

Halfway between the exuberant Porto Cervo and the most reserved Palau, the village of Cannigione offers the perfect balance between the lively rhythms of the first and the placid tranquility of the second, in addition to breathtaking views of the Natural Park of the Archipelago de La Maddalena.





CANNIGIONE MARINA

CANNIGIONE LA-CONIA

YACHTING CLUB

BORG HARENAE

PRIVATE BEACH





MARINA

PROMENADE

2 KM. BIKE & JOGGING PATH  
FROM CANNIGIONE TO LA-CONIA

















BORGO HARENAE



## BORGO HARENAE

ELITE VILLAS & LUXURY SUITES

Skillfully immersed in the splendid frame of Gallura – Costa Smeralda, Borgo Harenae Elite Villas & Exclusive Suites tells the history and memories of the territory where it was born, one of the most fascinating stretches along the north west coast of the island, with its white sandy beaches, coves, bays and crystal clear water providing the backdrop for one of the most exciting landscapes for people who love sailing, sport, privacy and unspoiled nature.

Few minutes from Porto Cervo and the lively center of Cannigione, the residence is beautifully placed in a 6-hectare private green park, in a tourism area of primary interest by the sea in La Conia in front of La Maddalena archipelago.

Ideal for families with children and for everyone who wish for a solution by nature, tranquility and privacy, with all the features that Cannigione offers: all-Italian style charm, tourist port, Yachting Club and a new promenade, just a short walk from the residence, for pleasant walks.

There is also a 2 Km bike path that from the center, runs along the Promenade and reaches the entrance of the Residence. The breathtaking views of the Natural Park of La Maddalena archipelago complete the scene.

Borgo Harenae Elite Villas & Exclusive Suites is also located 30 km from Olbia and its international airport.





## THE PROJECT

### EXCLUSIVE BEACHFRONT VILLAS

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Borgo Harenae Elite Villas & Exclusive Suites is a unique new residential complex in the heart of Gallura - Costa Smeralda, beautifully inserted in a private 6-hectare green park, in a tourism area of primary interest by the sea not far from the lively center of Cannigione and few minutes from Porto Cervo.

The project, nearing completion, comprises a residential area with 29 single family and semi detached new villas immersed in the native Mediterranean vegetation that extends to the sea. Boasting a private direct access to the exclusive beach, the project will be also further enhanced by luxury suites, five-star services and a charming private Beach Club.

Fully guarded the Residence provides exclusive concierge, on demand services available to residents, direct access to the beach, private suites and lounges, five stars amenities and charming

private beach club. Everything blends in perfectly with the natural land-scape.

The residence offers privacy and all the peace and silence that only nature can offer.

Ideal for families with children and for everyone who desires a home immersed in nature, tranquility and privacy, but wish to remain close to the Marina and the services of the lively town of Cannigione.

The village, which was built in typical Italian style, has a charming allure and boasts a tourist port and a Yachting Club that are just a short walk from the villas, and a new promenade for strolling downtown.

Surrounded by the scents of oleander, myrtle and cistus Borgo Harenae is the perfect place to enjoy a corner of this charming and reserved Gallura.





## KEY FEATURES

- \_ 29 exclusive beachfront villas with captivating sea views
- \_ Detached / semi detached villas 150 – 350 sq.mt.
- \_ Private gardens, Jacuzzi, pool, direct beach access, 5 star services
- \_ Resident pool, green areas, landscaped common pathways
- \_ Concierge services, on demand services, beach club, seafront restaurant
- \_ High quality construction materials, innovative design, latest modern conveniences
- \_ Occupancy 2017





## THE VILLAS

### MIRRORING IN THE SEA

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The newly built luxury villas, with surfaces between 150 and 350 sqm are the true heart of the resort, and convey feelings of calm, familiarity, security and privacy.

All the villas are positioned to provide the best possible views of the sea and the stunning coastline.

Overlooking the sea, the homes offer swimming pools and private ponds, pieds dans l'eau gardens, Jacuzzi, direct and exclusive access to a private beach and five-star services on demand.

Essential, large and private, each villa is to discover and has its own personality.

The newly built luxury villas, the true heart of the resort, blend into this magical corner of Sardinia

and convey feelings of calm, familiarity, security and privacy.

The design philosophy reflects a new way of experiencing the surroundings, the sea, and the green Mediterranean park.

The modern and sophisticated design, the fine materials and details, the modern building methods, the latest technological features, and the wonderful sea view on the coast and the islands, are just some of the villas' features.

You can choose among the best solutions close to the beach all with panoramic views and surrounded by wide private gardens.

EXCLUSIVE SINGLE FAMILY VILLAS ARE TOTALLY CUSTOMIZABLE, DEPENDING ON THE NEEDS AND DESIRES OF THE CUSTOMERS.





## THE VILLAS

Two typologies of different sizes and volumes are available. They are arranged around an inner central courtyard and acts as a linking element of the house.

- \_ DETACHED VILLAS
- \_ SEMI-DETACHED VILLAS

Available in different types ranging from 150 to 350 square meters, with terraces and private gardens, all the solutions boast by elegant outdoor living areas ideal to enjoy outdoor Sardinian living: patios, covered verandas, pergolas, livable terraces, lush gardens with spectacular views of the sea and the private beach. The design of the property is enhanced by pools of water and Jacuzzi. The villas consist of bright and functional areas, generous living room, kitchen, two bedrooms, single bedroom, three bathrooms, utility rooms: some units have hobby rooms. Some villas offer master suites located in characteristic towers with unlimited views of the Archipelago.

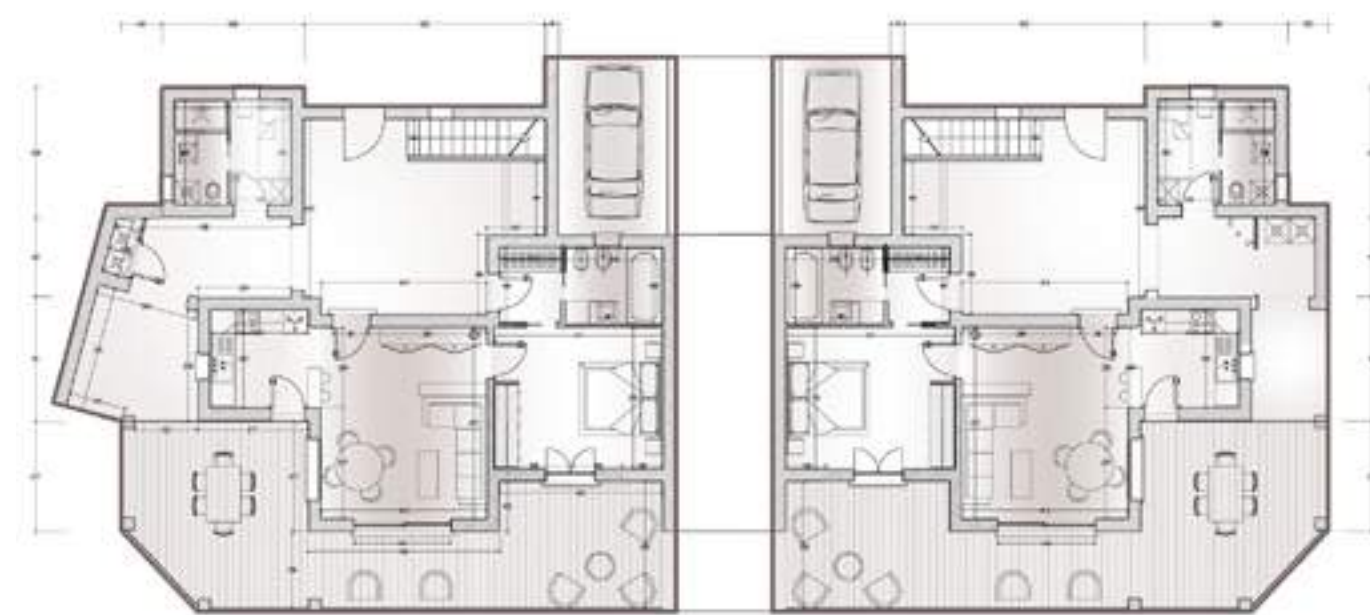
Each property is enhanced by:

- \_ Outdoor parking spaces covered by a pergola, or garage,
- \_ Hedges and local stonewalls to delimit each housing units.









-  living room / dining room
-  kitchen
-  3 bedrooms
-  3 bathroom
-  outdoor living
-  outdoor dining
-  private garden
-  private parking



## SEMI-DETACHED VILLAS

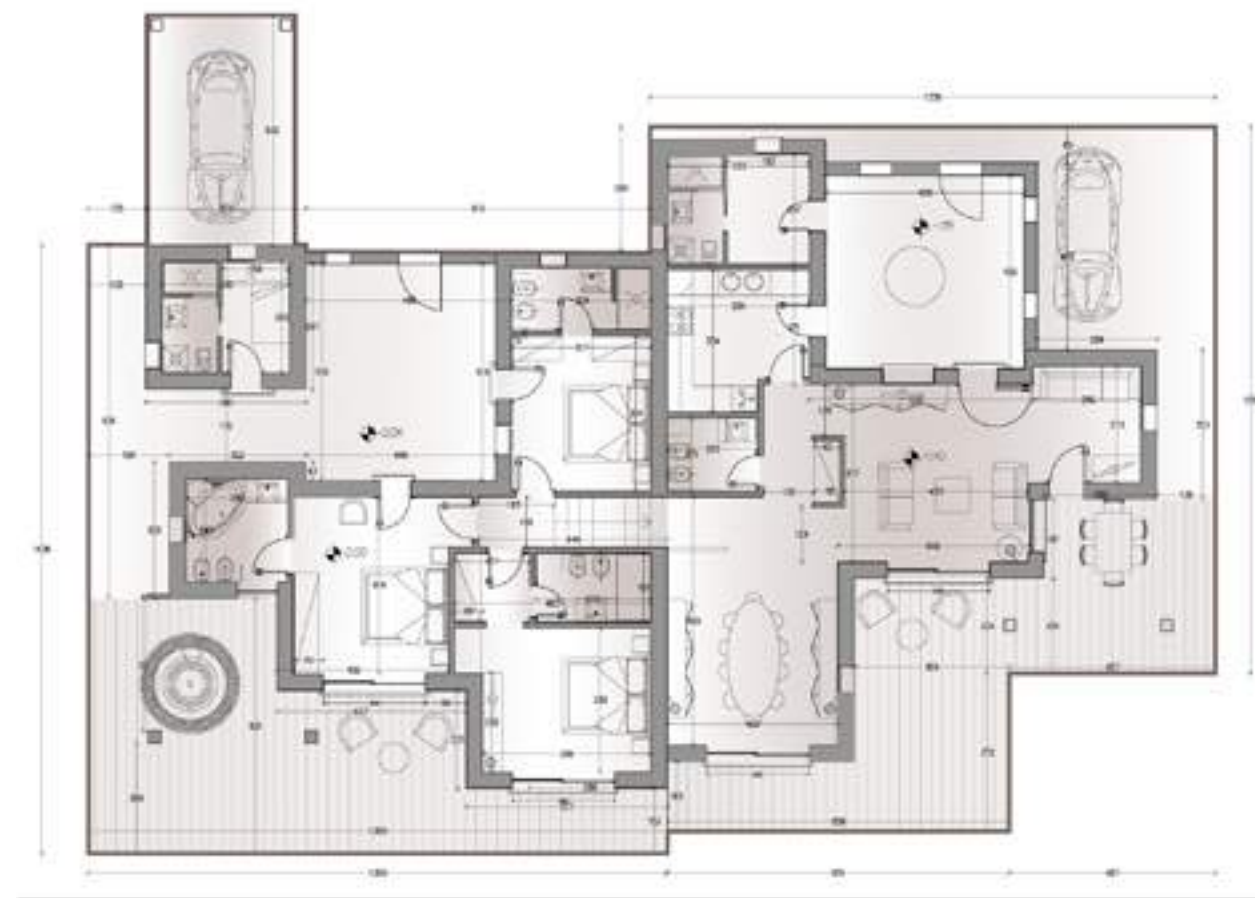
New semi-detached villas, from 150 to 300 sq.mt, with infinity pools, wide covered and uncovered terraces, bright indoor spaces, sea views over La









Maddalena Archipelago and a modern design are the main characteristics of the semi detached units.









-  living room / dining room
-  kitchen
-  4 bedrooms
-  4 bathroom
-  outdoor living
-  outdoor dining
-  private garden
-  private parking



## SINGLE FAMILY VILLAS

The majestic villas of Borgo Harenae feature wide gardens with swimming pools, generous indoor areas from 150 to 350 sq.mt and beautiful

terraces with stunning sea views few steps from the private beach make this housing type the most exclusive one.





## ARCHITECTURE AND DESIGN

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The project aims to become a reference point for an exclusive and international tourism, but also an integral part of the life of the community of the picturesque village of Cannigione, being lively all year round.

Borgo Harenae is an eco-sustainable innovation, where the green areas, nature, flora and Mediterranean essences are the heart of the project. Surrounded by a lush fragrant nature, the residence's facilities were made in respect of the landscape by using locally produced, natural materials to create an ongoing dialogue with the earth, the granite rocks, the sky and the sea ... always present.

An intervention where the territory is the primary element and the residences reflect the essence of the whole project, respecting the indigenous landscape which has been totally preserved.

Borgo Harenae expresses an original architectural

philosophy in which emotions, craftsmanship and modern interior design creativity come together. Its strong point is the enhancement of the natural environment and the continuity between indoor and outdoor spaces.

The Residence is eco-friendly and the green areas, nature, flora and Mediterranean essences are the highlights of the project. Immersed in this luxuriant, flourishing nature, the residence's structures have been realized in the respect of the landscape by using native materials, the territory and the origins, creating a constant dialogue with the earth, the sky and the sea.

Modern and sophisticated design, precious materials, modern construction criteria and latest technological advancements, as well as 360 degree sea views on the coast and the Islands, are just some of the features of the villas.

ART DIRECTION AND DESIGN ARCH. MARCO PIRAS









## SERVICES & AMENITIES

### EXPERIENCES AND BESPOKE LIVING

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Borgo Harenae provides a wide variety of services designed to make every moment of your holiday unique thanks to a new lifestyle and a new way to live Sardinia.

Indeed, the Residence provides five stars services for exclusive use of suites and villas' owners.

A modern fitness center, the spa, the beautiful outdoor pool, a private Beach Club of international appeal, and on- demand services for guests and an gourmet restaurant on the water.

In addition, large green spaces with sports courts, private park of 6 hectares with walkways, trails and fitness areas, and private exclusive beach where to enjoy water sports, are just some of the amenities that await the owners of the villas.

A modern fitness center, the spa, the beautiful outdoor pool, a private Beach Club of international appeal, and an gourmet restaurant on the water. In addition, large green spaces with sports courts, private park of 6 hectares with walkways, trails and fitness areas, and private exclusive beach where to enjoy water sports, are just some of the amenities that await the owners of the villas.

#### EXCLUSIVE PRIVATE BEACH & BEACH CLUB

A few meters from the villas, a Beach Club of international flavor will be built: the perfect setting for moments of relaxation by the sea that offers to its guests exclusive on-demand services, Beach Bar and fine sea fish restaurant for unforgettable lunches and dinners by the crystalline sea.

#### ON DEMAND SERVICES

A series of on demand services and Exclusive Resident Privileges will be available for owners on working in progress and special offers and discounts will be reserved to the villas' owners.

Amongst the most interesting services:

Concierge service, housekeeping, laundry and dry-cleaning services, rentals management, gardening, maintenance service, In-Residence Spa Services, Personal Fitness Trainers, Mooring service and boat maintenance thanks to conventions with nearby Yacht Club of Cannigione.

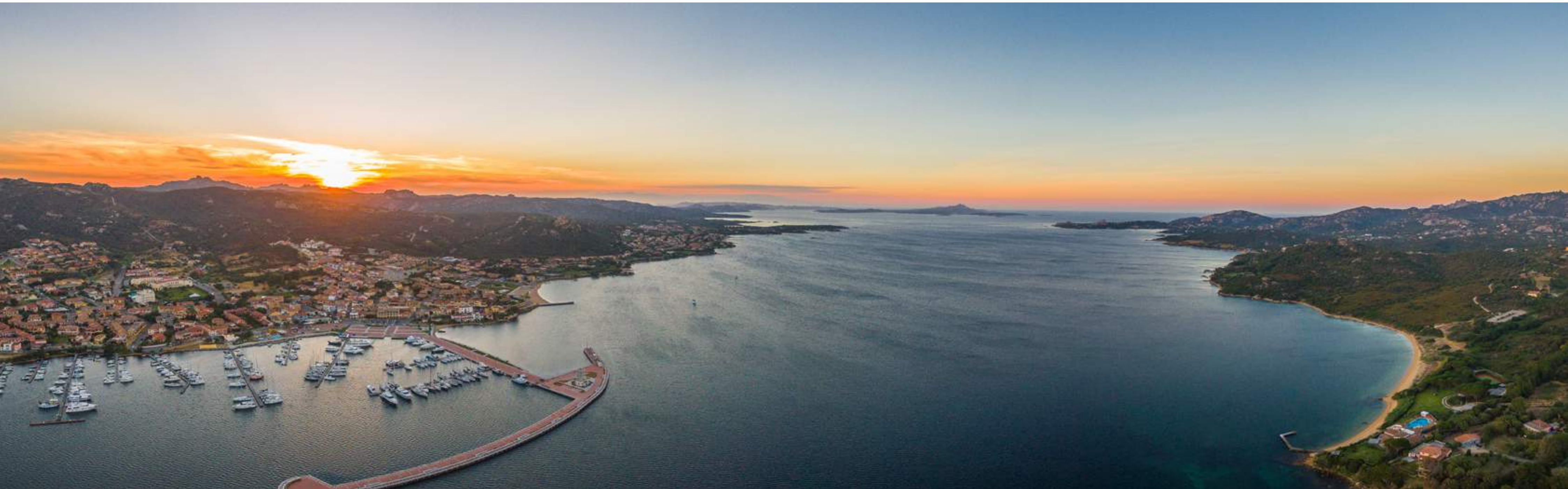




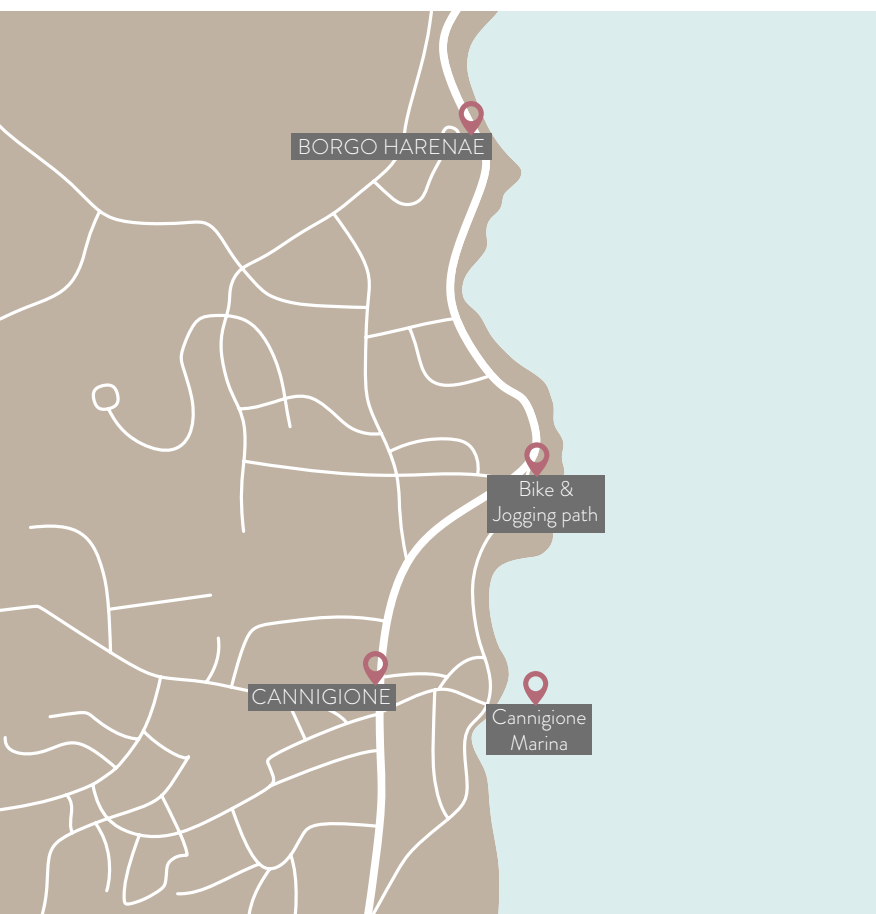








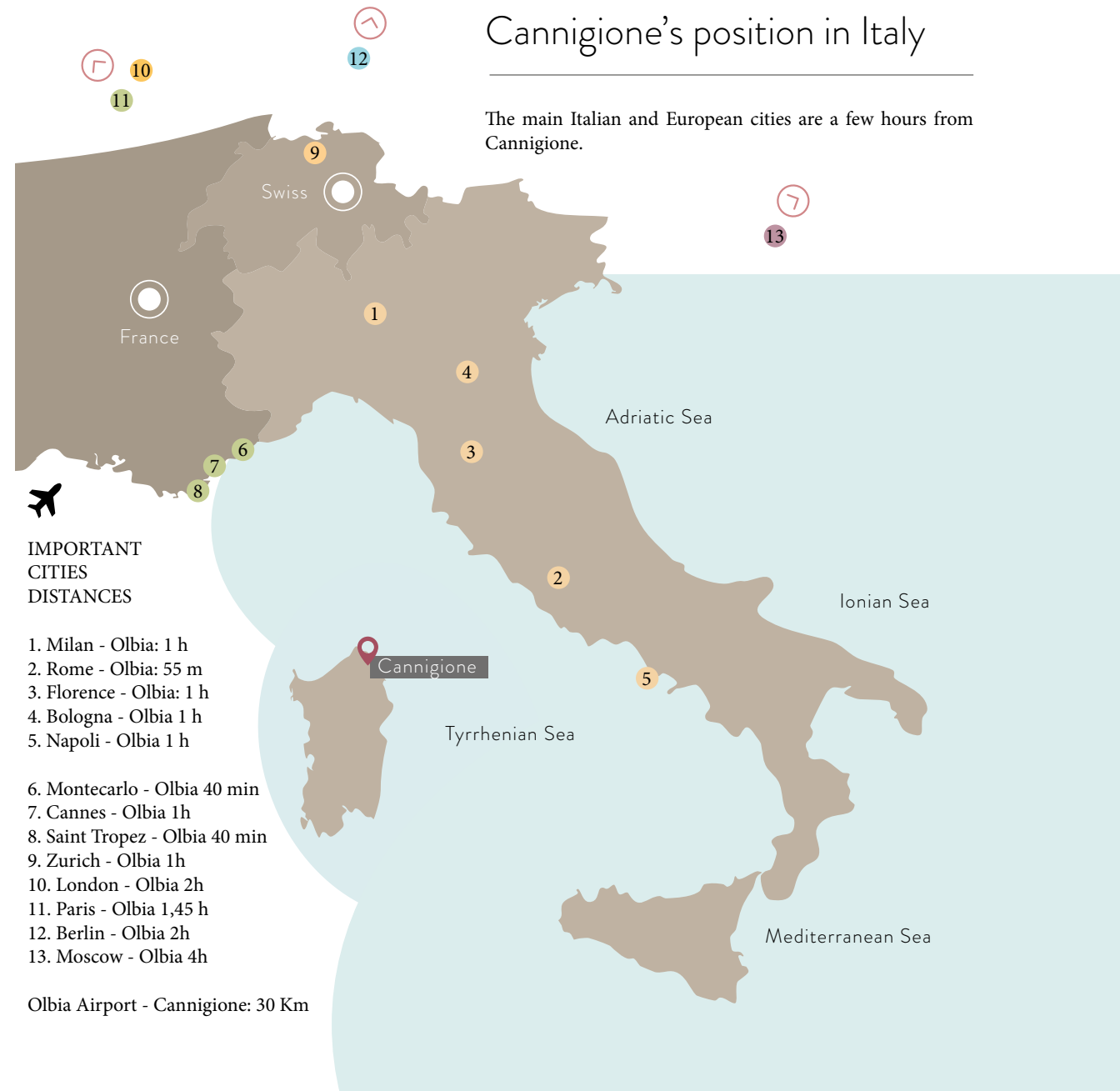




## ITALY

### Cannigione's position in Italy

The main Italian and European cities are a few hours from Cannigione.



#### IMPORTANT CITIES DISTANCES

1. Milan - Olbia: 1 h
2. Rome - Olbia: 55 m
3. Florence - Olbia: 1 h
4. Bologna - Olbia 1 h
5. Napoli - Olbia 1 h
6. Montecarlo - Olbia 40 min
7. Cannes - Olbia 1h
8. Saint Tropez - Olbia 40 min
9. Zurich - Olbia 1h
10. London - Olbia 2h
11. Paris - Olbia 1,45 h
12. Berlin - Olbia 2h
13. Moscow - Olbia 4h

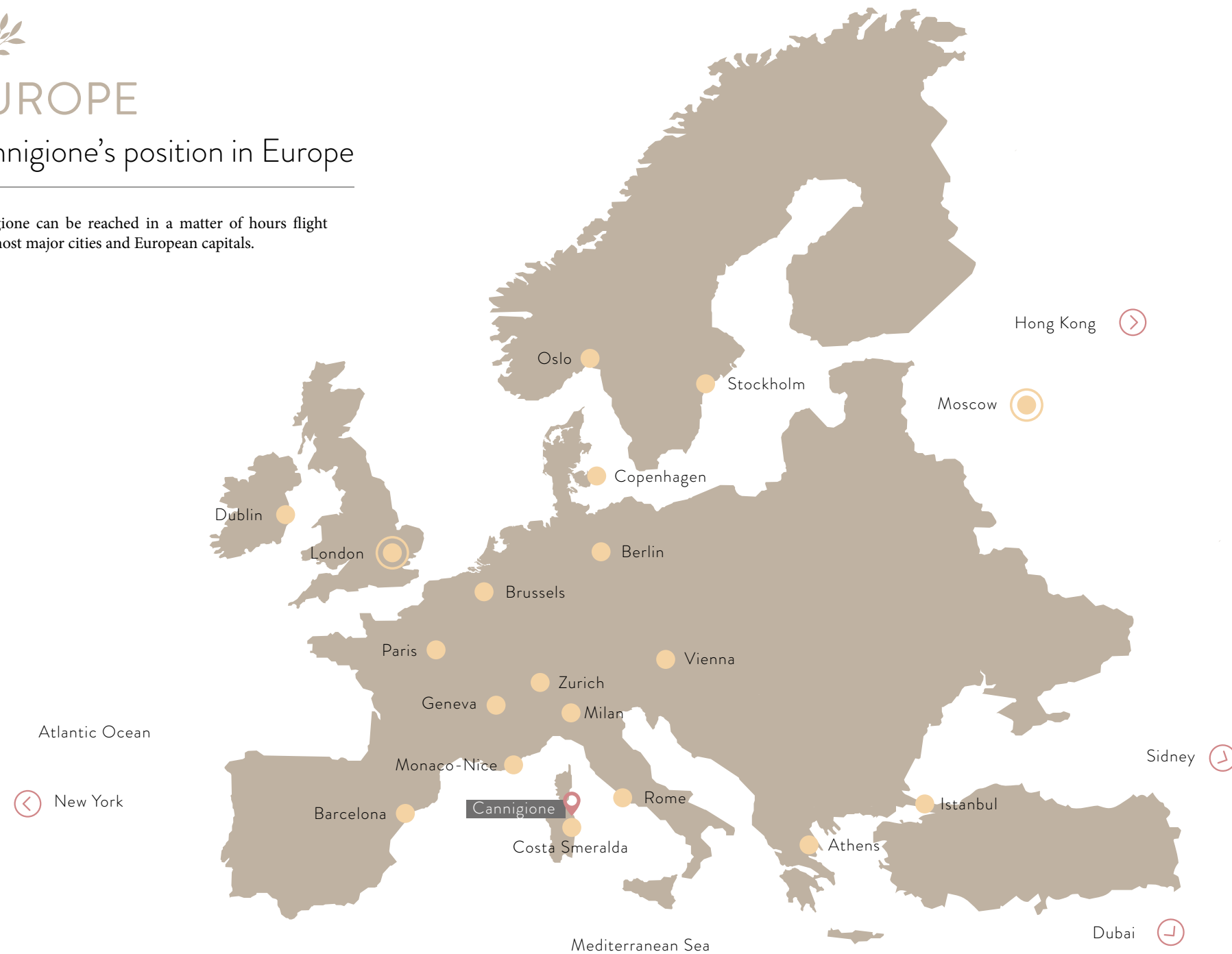
Olbia Airport - Cannigione: 30 Km



## EUROPE

### Cannigione's position in Europe

Cannigione can be reached in a matter of hours flight from most major cities and European capitals.





# GET IN TOUCH

PORTO CERVO - PORTO ROTONDO  
PORTO RAFAEL - SANTA TERESA - MILAN



EXCLUSIVE & SOLE AGENCY  
SALES, MARKETING & PUBLIC RELATIONS

## REFERENCE AGENCY

<b>CANNIGIONE - ITALY</b> Via Marco Polo, 2 Tel: +39 0789 17.13.229	<b>PALAU</b> palau@immobilsarda.com Tel: +39 0789 70.92.07	<b>SANTA TERESA</b> palau@immobilsarda.com Tel: +39 0789 75.45.00
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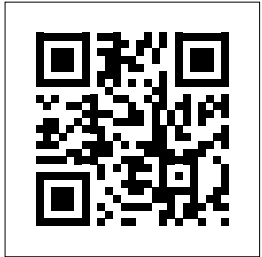
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FIND OUT MORE  
ABOUT BORGO HARENAE



VIEW ONLINE  
<https://vimeo.com>





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