

# Villa Adriana - Baglioni

Region: Sardinia Sleeps: 10

## Overview



Lush trees and other holiday villas make up the backdrop of Villa Adriana, a prestigious residence that offers a stunning view of the emerald-green waters and white sand on the wonderful beach of Lu Impostu. Located on the northeastern shores of Sardinia, the villa is in the ideal spot for guests to explore the truly magnificent island.

Built from a rustic, sun-bleached stone, the holiday retreat consists of a main villa with two bedrooms and an open-plan living and dining area, plus three double bedrooms independent from the rest. As you step inside, you'll enter a large living area equipped with sofas and TV, with a dining corner and kitchen just a bit further away. Big and bright, this is the place to gather for home-cooked meals, entertainment and planning your holiday activities over a glass of rosé. The large, full-height windows blend the interior and exterior spaces, creating a symbiosis between nature and architecture. The kitchen is fully equipped to make every budding chef feel at home, and if you like, you can take your meal outdoors by simply stepping through the sliding doors. When it's time to put your head down for the night, choose from one of the minimalist bedrooms, each with an en-suite bathroom and overlooking furnished verandas that invite you to enjoy the beauty of the surrounding garden set in this wonderful part of the Mediterranean.

Outside, you're invited to turn the verdant lawn into your private al-fresco space, with plenty of terraces and seating corners. Here, you'll find an outdoor dining area fabulous for toasting special moments, as well as a lounge area that poses itself perfectly for golden hour aperitifs. By the large pool, guests can relax on a sun lounger or take their tanning routine to the roof terrace while admiring the sweeping views of the emerald-green bay in the distance.

No matter if you're a beach-combing wanderer, an all-season nature enthusiast or a city lover, Villa Adriana's location makes for the best base to get stuck into your favourite holiday activities. There are beaches and restaurants just a 15-minute walk away, and the charming towns of Puntaldia and San Teodoro are within a short drive's reach.

If you're itching for a change of scenery, head to Olbia, Sardinia's second-largest city full of restaurants, cafés, bars and a cobbled historic centre with a couple of sights. You can also venture down to the promenade or explore many of the beaches nearby.

## Facilities

Villa/House • Resort Villa • Instagrammable • Private Pool • Beach Nearby  
• Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Beach • Walk to Village  
• Walk to Restaurant • <1hr to Airport • Washing Machine • Tumble Dryer  
• Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite  
• Tennis Court • Ground Floor Bed & Bath • Smart TV • Spa/Massage • Gym/Fitness Room • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Seaview • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interior

### Ground Floor

- Kitchen equipped with a fridge, freezer, oven, hob, dishwasher, kettle, toaster, microwave and coffee machine
- Open-plan living area with a dining room featuring sofas, TV and dining table with chairs
- 2 x double bedrooms with en-suite bathrooms with a shower/WC and access to the terrace
- 3 x double bedrooms with en-suite bathrooms with a shower/WC and access to the terrace (independent from the main villa)

### Outside Grounds (1700m2)

- Swimming pool (52m2)
- Pool terrace with sun loungers and parasols
- Terrace with lounge furniture
- Terrace with a dining table and chairs
- Rooftop sun terrace with sun loungers
- Garage (65m2)

### Facilities

- Wi-Fi
- Air-conditioning
- TV
- Washing machine
- Hair dryer
- Iron and ironing board
- Safe



# Location & Local Information



Villa Adriana enjoys an idyllic address, comfortably nestled in a residential area on Sardinia's northeastern coast. From here, it's just a short walk to the nearest village and town, with an abundance of pretty spots and beaches just minutes away.

Set off for a wholesome walk down to the beach – you'll be surprised that it takes only 15 minutes to reach this scenic ocean retreat offering powder-white sand, translucent water and calm waves to make splash time fun for everyone. Beaches such as Spiaggia di Lu Impostu, I Monelli and Onda Blu all belong to the area called Marina di Lu Impostu, a seaside resort with pretty winding streets, food places and a marina from where you can catch a boat trip to one of the neighbouring islets.

After a long day spent at the beach, book a post-swim dinner in the nearby restaurant, only a 10-minute walk away. Nearby you can also find a plethora of hiking trails, such as Cala Lisa, offering breathtaking coastal views and rocky paths.

For a change of scenery, hop in the car and visit Pundaldia or San Teodoro, both a short drive away. Notably, San Teodoro is renowned for its fine-sand beaches, some of them fringed by pine trees such as Cala Brandinchi and La Cinta, popular with kitesurfers. Surrounded by Mediterranean foliage, the Stagno di San Teodoro lagoon is the place where pink flamingos come to rest and recharge, often offering a fascinating display for visitors. Alternatively, you can also admire ceramics and Roman artefacts in the Museo delle Civiltà del Mare.

Soaking up the sunshine and enjoying the sea from the comfort of a sandy beach is an excellent way to spend your holiday, but why not take in the views of the island from a boat instead? In Marina di Lu Impostu you'll find companies offering organised trips as well as private boat hire, with recommended routes around the island and the surrounding archipelagos and islets such as Isola Molara, Isola Tavolara and Isola di Molarotto. Don't be surprised when you spot dolphins, turtles and jellyfish along the way!

Olbia, one of Sardinia's biggest cities buzzing with lively restaurants, bars and historic landmarks is just a 30-minute drive away. After you picked up coffee and fresh pastry from one of the typical local cafés, why not visit the mediaeval San Simplicio Basilica dating to the 11th century? After that, you can make your way through a palm-fringed waterfront promenade to the Museo Archeologico di Olbia which exhibits artefacts from Roman worship. Nearby on a top of a hill, Nuraghe Riu Mulinu is an archaeological complex with sweeping views of the Gulf of Olbia.

# Local Amenities

Nearest Airport	<b>Olbia Airport (21km)</b>
Nearest Airport 2	<b>Alghero Airport (150km)</b>
Nearest Village	<b>(Less than 1km)</b>
Nearest City	<b>Olbia (23km)</b>
Nearest Restaurant	<b>Restaurant in local village (Less than 1km)</b>
Nearest Shop	<b>Grocery shop in local town (Less than 1km)</b>
Nearest Golf	<b>(3km)</b>
Nearest Tennis	<b>(Less than 1km)</b>
Nearest Beach	<b>(2km)</b>

## What we love

- The beautiful garden has multiple terraces from where to soak up the sunshine and is full of typical Mediterranean plants.
- Enjoy glorious views of the glistening blue sea and San Teodoro in the distance from your private terrace.
- Beach lovers can sink their toes into the sand on the closest beach just a short walk away.
- A convenient distance from San Teodoro and Puntaldia, perfect for exploring Sardinia's north-eastern coast.

## What you should know...

- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Please note that three of the five bedrooms are scattered around the property and not connected to the main villa to offer the utmost privacy.
- Please note that hiring a car is highly recommended to explore the island comfortably.



# Terms & Conditions

- Security deposit: Credit card details are required on arrival as a guarantee.
- Arrival time: 3.00 p.m.
- Departure time: 11.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: On request only and with prior agreement with the owner.
- Changeover day: Saturday. All other changeover days on request.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Smoking Allowed?: Outside only.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Minimum stay: 14 nights during July and August. 7 nights during all other periods.
- Heating costs included?: Yes.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Internet access?: Wi-Fi internet access included.
- Pool towels included?: Yes.
- Pool opening dates?: Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.