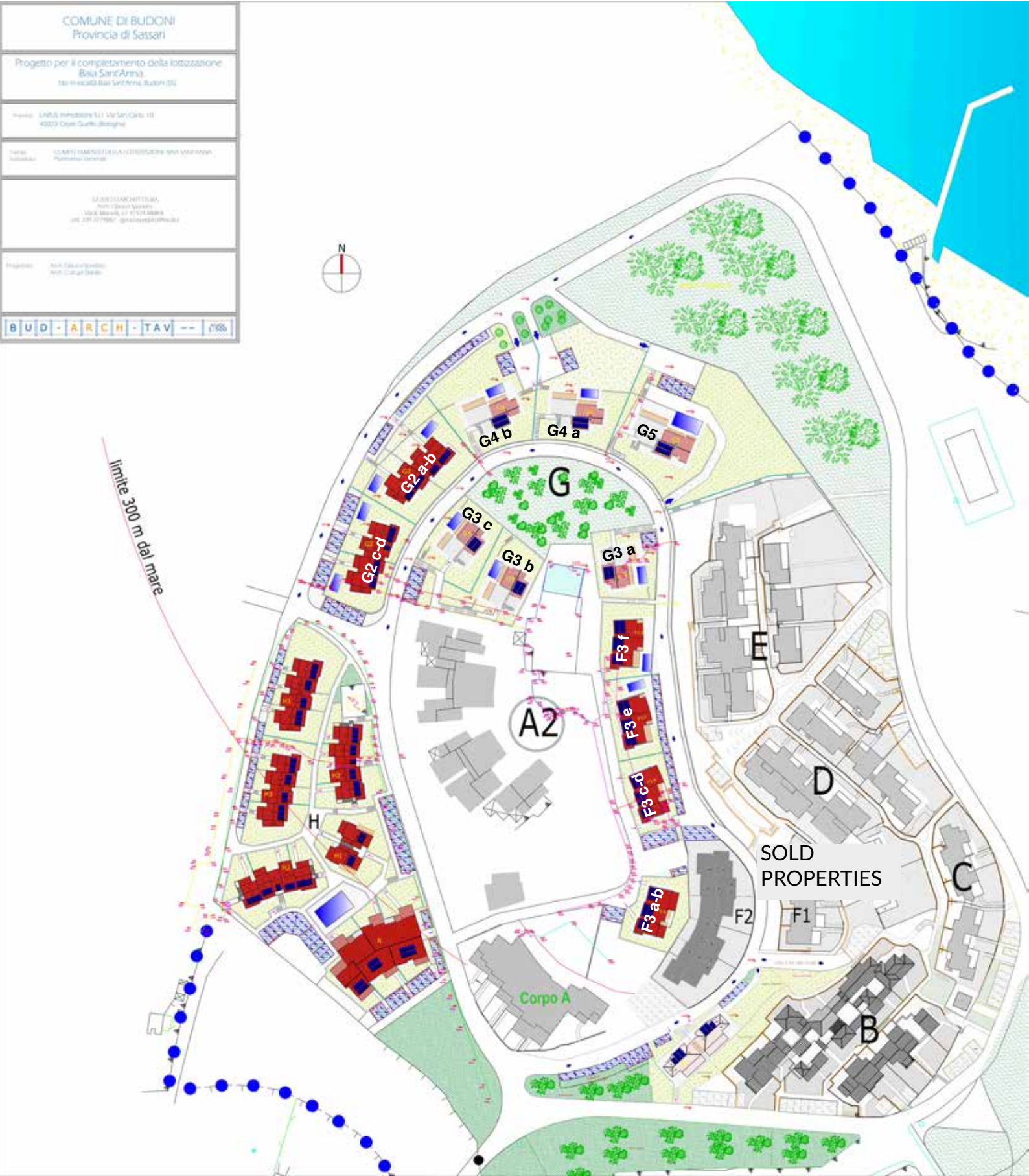


LARUS Immobiliare F3 - G

COMUNE DI BUDONI Provincia di Sassari	
Progetto per il completamento della lottizzazione Bola Sant'Anna 180 m esca 33 Bola Sant'Anna, Budoni (SS)	
Prodotto da	LARUS Immobiliare S.r.l. Via San Carlo, 10 40023 Capri Quattro (Bologna)
Prodotto da	COMPTON S.p.A. Via Cavour, 100 00187 Roma (RM)
LAVORO COMPLETATO Per il Comune di Budoni VIA S. MARIA, 27 07100 BUDONI tel. 071/279991 - giusci@compton.it	
Prodotto da Arch. Emanuele Pirelli Arch. Carlo Pirelli	
BUD - ARCH - TAV -- 7/88	



Overview



SECTION “F3”

Three-room apartment



SECTION “F3”

Single Villa with swimming
pool

Three-room apartment



F3 a - F3 b
(F3 c - F3 d)
Three-room apartment



F3 a - F3 b (F3 c - F3 d)

Three-room apartment



F3 a, F3 c (South)

F3 b, F3 d (North)



F3 a, F3 c (South)

F3 b, F3 d (North)



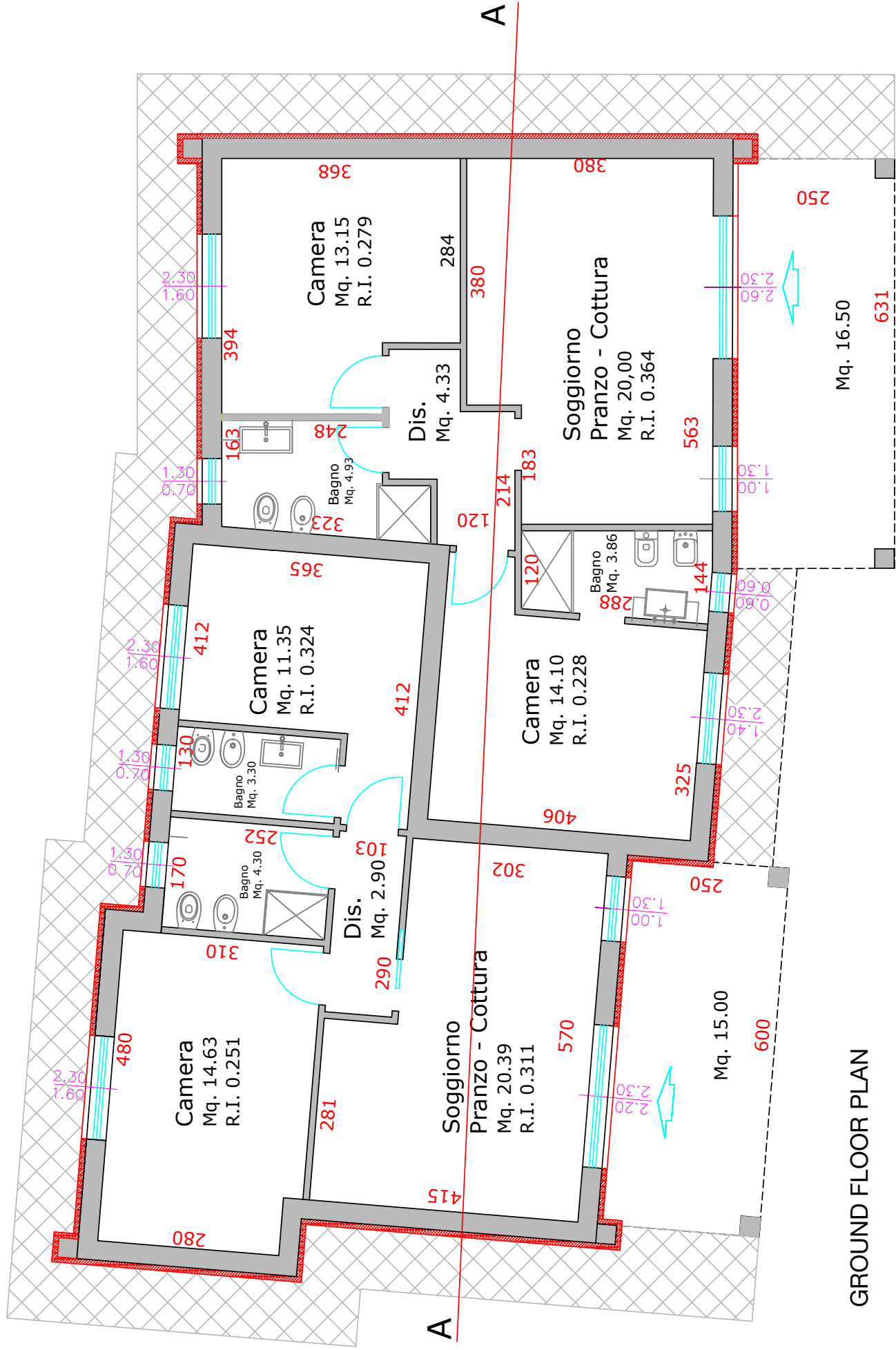
Plan F3 a-b / c-d BIFAMILIARE - Two-family villa

F3 a / F3 c (South)

F3 b / F3 d (North)



F3 Plan Two-family villa a-b / c-d



GROUND FLOOR PLAN

F3 - a



(F3 - b)



SOLD

NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright semi-detached villa with large open space with windows comprising kitchen with dining room and relax area. Sleeping area consists of 2 double bedrooms and two lovely bathrooms with shower. The property is equipped with large double-glazed French windows and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a large private garden and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning (hot/cold) with heat pump and photovoltaic

system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical elements of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high brightness which at the same time ensure total privacy. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Three-room apartment
- 2 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



F3 a

F3 b

F3 - b

(F3 - a)

NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright semi-detached villa with large open space with windows comprising kitchen with dining room and relax area. Sleeping area consists of 2 double bedrooms and two lovely bathrooms with shower. The property is equipped with large double-glazed French windows and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a large private garden and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning (hot/cold) with heat pump and photovoltaic

system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high brightness which at the same time ensure total privacy. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- | | | |
|--|-------------------------------|--|
| • Direct sale without mediation costs | • 2 bedrooms | • radiant air conditioning system (hot/cold) |
| • Next construction | • 2 bathrooms | • Expected energy class A4 |
| • Possibility of customizing the interior spaces | • External shower | • Seaside 100 metres by the house |
| • Three-room apartment | • Veranda | • Panoramic hiking routes |
| | • Double glazed / PVC joinery | |
| | • Garden | |



F3 a

F3 b

F3 b (North)

METRATURE

Surface of the house 72,52 sq.m.

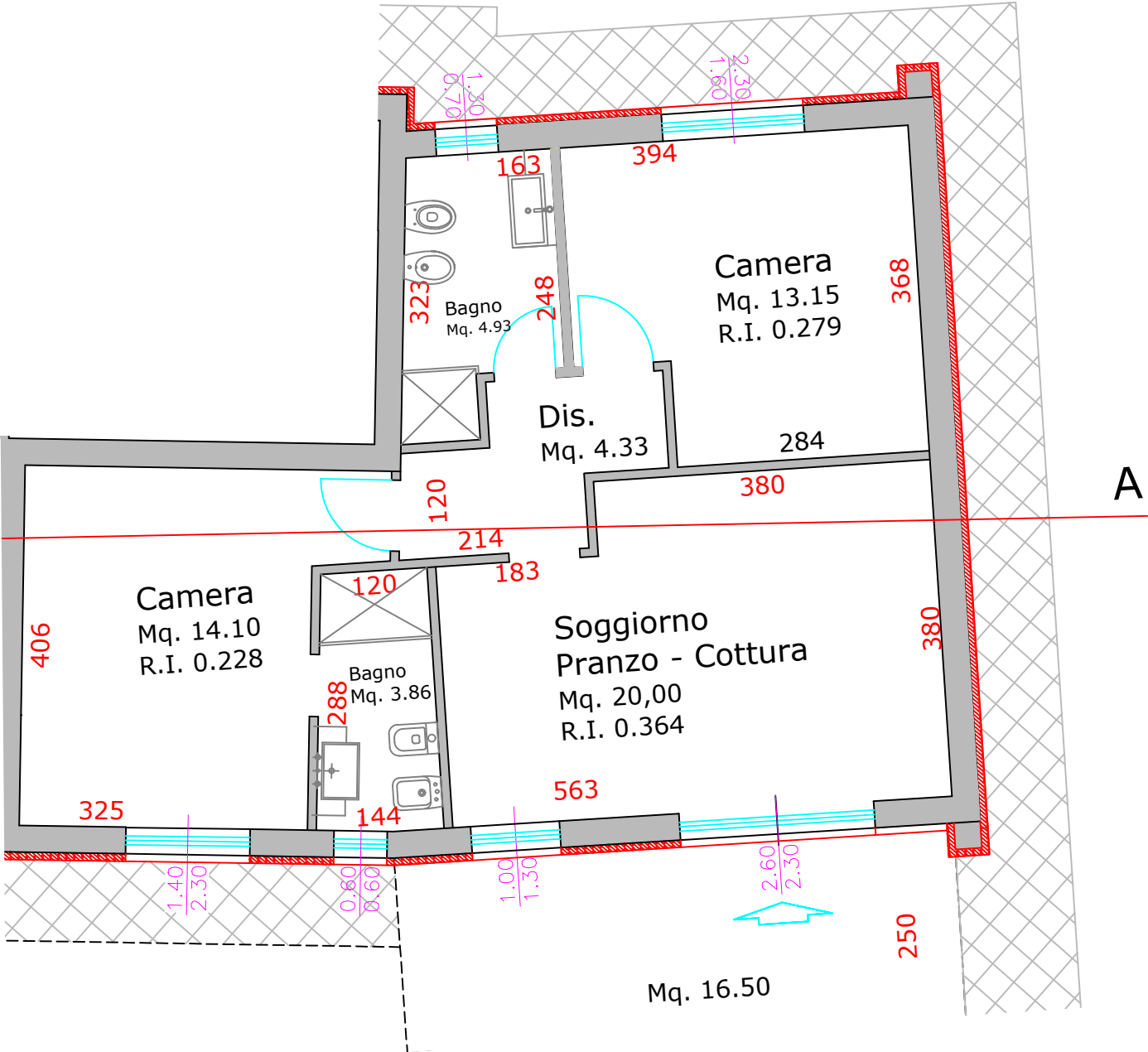
Surface of the loggia 14,50 sq.m.

Garden 151,00 sq.m.

1 outdoor parking space



F3 b (North)



F3 - c



(F3 - d)



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright semi-detached villa with large open space with windows comprising kitchen with dining room and relax area. Sleeping area consists of 2 double bedrooms and two lovely bathrooms with shower. The property is equipped with large double-glazed French windows and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a large private garden and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning (hot/cold) with heat pump and photovoltaic

system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high brightness which at the same time ensure total privacy. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Three-room apartment
- 2 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



F3 c

F3 d

F3 c (South)

METRATURE

Surface of the house 72,52 sq.m.

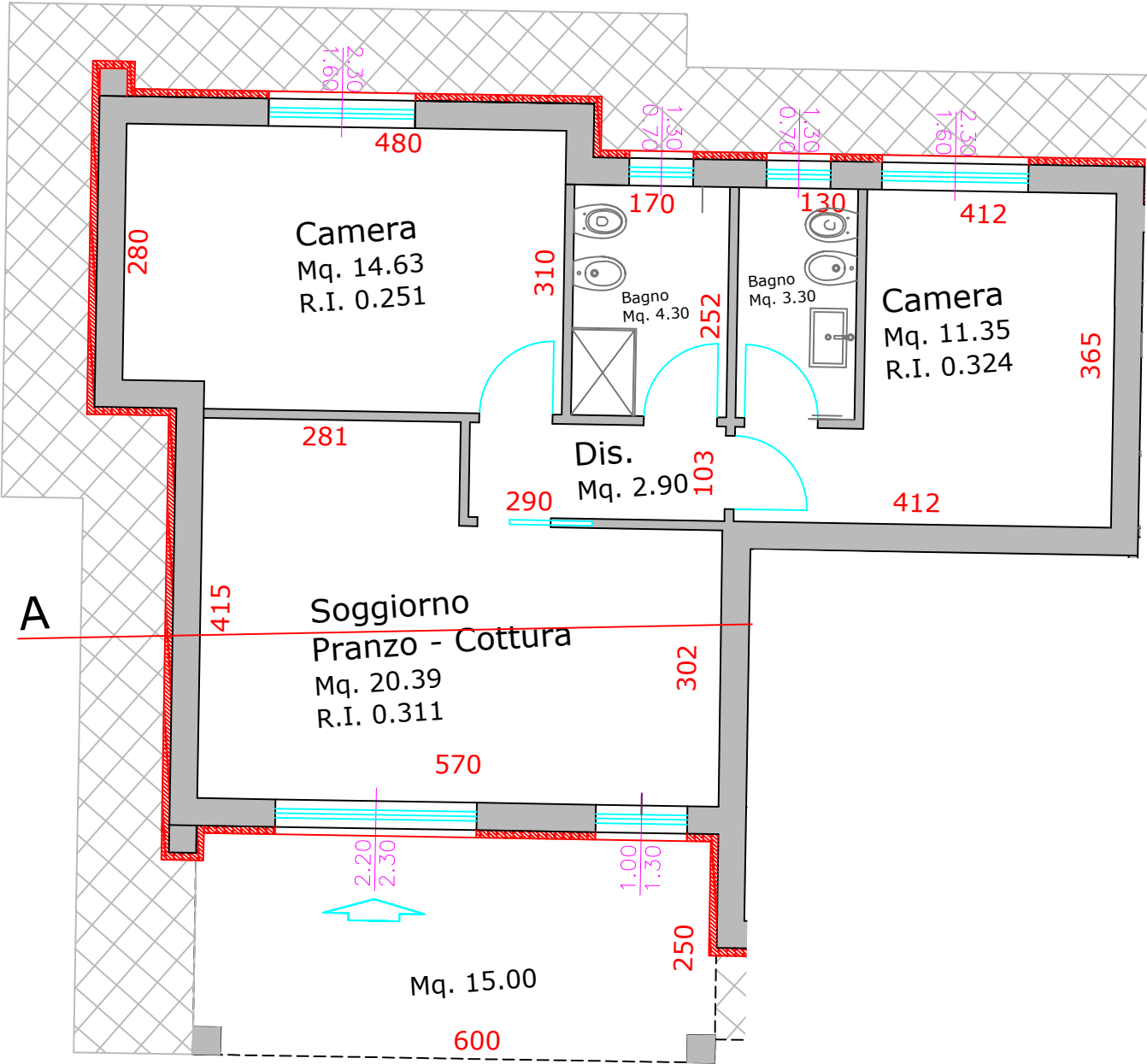
Surface of the loggia 14,50 sq.m.

Garden 117,75 sq.m.

1 outdoor parking space



F3 c (South)



F3 - d

(F3 - c)

NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright semi-detached villa with large open space with windows comprising kitchen with dining room and relax area. Sleeping area consists of 2 double bedrooms and two lovely bathrooms with shower. The property is equipped with large double-glazed French windows and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a large private garden and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning (hot/cold) with heat pump and photovoltaic

system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high brightness which at the same time ensure total privacy. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Three-room apartment
- 2 bedrooms
- 2 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes

F3 c

F3 d

F3 d (North)

METRATURE

Surface of the house 72,52 sq.m.

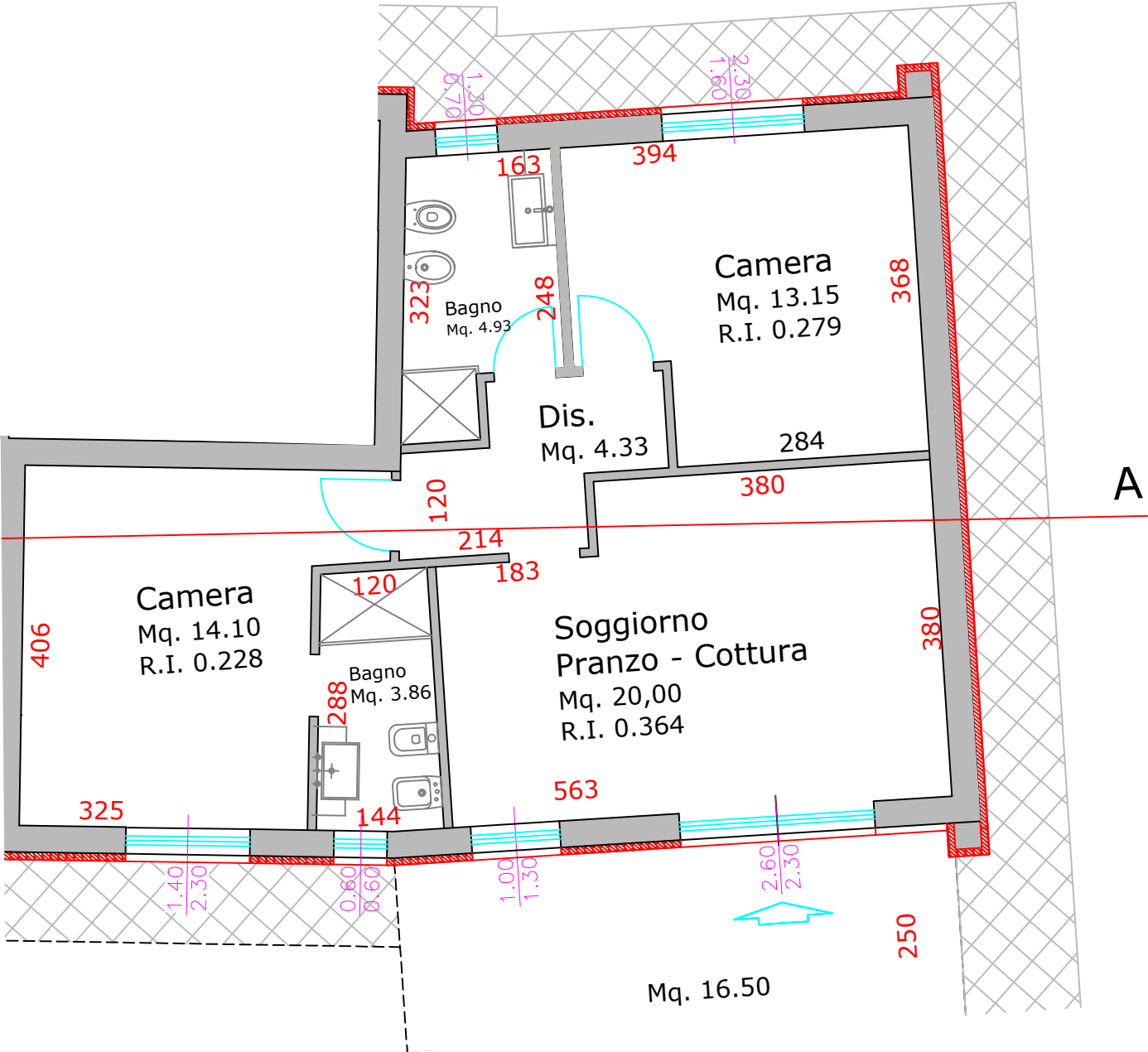
Surface of the loggia 14,50 sq.m.

Garden 115,00 sq.m.

1 outdoor parking space



F3 d (North)



F3 with swimming pool

Single family Villa





F3 with swimming pool



NEXT CONSTRUCTION VILLA 100 METERS BY THE SEA

Bright detached single-family villa with large open space with windows comprising dining room and relax area. Sleeping area consists of 3 double bedrooms and 3 lovely bathrooms with shower. The property is equipped of large French windows with double glazing and PVC window frames that allow the light to filter in widely. Outside, the house is completed by a vast private garden with an 18-metre swimming pool and a spacious panoramic veranda overlooking the sea and the island of Tavolara. Installation of radiant air conditioning system (hot/cold)

with heat pump and photovoltaic system. Designed by a well-known architect from Rimini with the possibility of customizing the interior spaces. The typical details of Sardinian architecture are combined with the modern construction lines of the villas, in total respect of the surrounding environment (energy class A4). Prestigious finishes with a refined architecture for an atmosphere of high luminosity which at the same time ensure total confidentiality. The villas of Baia Sant'Anna are in harmony with the surrounding silence and unspoilt nature.

PROPERTY DETAILS

- Direct sale without mediation costs
- Next construction
- Possibility of customizing the interior spaces
- Five-room apartment
- 3/4 bedrooms
- 3 bathrooms
- External shower
- Veranda
- Double glazed / PVC joinery
- Garden
- Private swimming pool
- Radiant air conditioning system (hot/cold)
- Expected energy class A4
- Seaside 100 metres by the house
- Panoramic hiking routes



F3 with swimming pool Single-family villa Project

METRATURE

Surface of the house 145,03 sq.m.

Surface of the loggia 29,00 sq.m.

Swimming Pool 18,00 sq.m.

Garden 275,00 sq.m.

1 outdoor parking space





Larus Immobiliare - Price List “F3” 2022/2023

	House	Loggia	Outdoor Parking Space	Swimming pool	Garden	Apartment	Toilet	PRICE	NOTE
F3/a SOUTH	SOLD								
F3/b NORTH	72,52	14,50	1		151,00	Three-room	2	390.000,00 €	
F3/c SOUTH	72,52	14,50	1		117,75	Three-room	2	370.000,00 €	
F3/d NORTH	72,52	14,50	1		115,00	Three-room	2	390.000,00 €	
F3 Villa with pool	145,03	29,00	1	18,00	275,00	Five-room	3	800.000,00 €	