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PRIVATE COLLECTION

K13 ESTATE

A PRIVATE ENCLAVE OF 6 VILLAS

PORTO CERVO, COSTA SMERALDA

A JEWEL OF THE MEDITERRANEAN

Nestled along the northeastern coast of Sardinia, Costa Smeralda is one of Italy's most breathtaking destinations. Known for its turquoise waters, pristine beaches, and stunning natural beauty, it is a haven for luxury and relaxation. Here, visitors can immerse themselves in the unique blend of Italian culture, world-class dining, and high-end shopping, all while surrounded by the idyllic landscapes that define this iconic coastline.

ABOUT THE ESTATE

Welcome to K13 Estate, an exclusive luxury retreat nestled in the heart of Costa Smeralda, Sardinia. Set within a lush private park that stretches to the sparkling shoreline, this property offers stunning sea views and immaculate gardens filled with ancient trees, vibrant flowers, and winding paths. A true retreat, it combines elegant villas, serene outdoor spaces, and unmatched amenities, making it the perfect sanctuary for relaxation and unforgettable gatherings in one of Italy's most coveted destinations.

PRIVATE LAKE

VILLA BETTINA

VILLA GIAN

VILLA ROSA

THE BEACH HOUSE

PRIVATE BEACH

THE ARID GARDEN

VILLA IGNAZIO

VILLA WATERGATE

VILLA NAKITA

SPA AREA

UNIQUE FEATURES

The 6-hectare estate, boasting 6 villas, is designed for both family fun and elegant social gatherings, making it ideal for any occasion.

6	60,000M2	6	20+4
Villas	Total Plot Size	Pools	Bedrooms

- **Private Lake:** Scenic amphitheater by a tranquil lake, ideal for walks, picnics, and special gatherings.
- **The Arid Garden:** Walking trails through the scenic Arid Garden with relaxation spots.
- **Beaches Nearby:** 2 private and equipped beaches nearby. The Beach House offering a beachside lifestyle with private deck, access to water sports and stunning views.
- **Wellness Area:** Features Cryosauna, Turkish bath, fitness center, manicure/pedicure stations, and outdoor gym.
- **Private Pools and Sundecks:** Each villa includes its own pool, sundeck, and garden for serene relaxation.
- **Equipped Gyms:** Two fully equipped gyms, including an indoor gym in Villa Ignazio and an outdoor gym in Villa Bettina.
- **Professional Kitchens:** Each villa includes a professional-grade kitchen designed for gourmet cooking and entertaining.
- **Outdoor Kids' Play Areas:** Safe play zones with swings, slides, and climbing structures.
- **Al Fresco Dining:** Equipped picnic and BBQ areas for outdoor dining and gatherings.
- **Entertainment Rooms:** Some villas feature rooms for karaoke, movies, and family fun.
- **Private Entrances and Secure Parking:** Each villa has its own entrance with secure covered parking.
- **Golf Carts:** Golf carts facilitate easy movement within the estate while ensuring privacy.



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THE BEACH HOUSE





PRIVATE LAKE



THE ARID GARDEN



OVERVIEW OF VILLAS

K13 Estate features **6 distinct villas**, each featuring its own architectural style. All villas offer sophisticated living spaces and amenities, perfect for a luxurious retreat.



Villa Nakita (3 bedrooms) - An elegant white-marble villa with a private pool and a gym. Highlights include a stunning onyx bathroom with a jacuzzi and terraces with sea views.

Villa Rosa (4 bedrooms) - A serene retreat with a large pool, Mediterranean garden, and multiple dining areas for al fresco gatherings.

Villa Gian (4+2 bedrooms) - Refined with Sardinian elegance, this villa offers luxurious living spaces, a sun-drenched pool, and accommodations for family and guests.

Villa Bettina (3+1 bedrooms) - A striking white villa offering an outdoor gym, jacuzzi, and elegant interiors perfect for social gatherings.

Villa Ignazio (3+1 bedrooms) - A wellness haven with a heated pool, cryosauna, and wellness center with saunas, Turkish baths, and a manicure and pedicure room.

Villa Watergate (3 bedrooms) - Featuring a pool that overlooks a serene lake, this villa combines elegance with comfort boasting tranquil lakeside ambiance.

The Beach House - Located near private beaches, The Beach House provides a beachfront experience with access to the sea, ideal for watersports and beachside relaxation.



VILLA NAKITA

ABOUT THE VILLA

This villa featuring sea views harmonizes modern design with classic touches, featuring a luxurious white marble exterior and spacious, sunlit interiors.

Key Features:

- 3 bedrooms, including a Master suite (40 m²) with a walk-in closet, a green onyx-clad bathroom, and jacuzzi
- Elegant kitchen with black marble finishes and high-end appliances
- Entertainment zone with a pool table, gym, and home office
- Private heated pool with whirlpool and a large outdoor dining area with garden views
- Elevator taking guests to top floor



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VILLA ROSA

ABOUT THE VILLA

With an independent entrance and a lush, Mediterranean-inspired garden, Villa Rosa is perfect for peaceful getaways.

Key Features:

- 4 bedrooms, including ensuite master bedroom
- Cozy living room and fully equipped kitchen
- Large private pool and outdoor dining areas with BBQ zone
- Additional sleeping area with three rooms, each with private bathrooms for ultimate privacy







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VILLA GIAN

ABOUT THE VILLA

Villa Gian embodies the essence of Sardinian style, combining luxurious interiors with scenic outdoor spaces.

Key Features:

- 4 bedrooms with private entrances and ensuite bathrooms
- 2 additional bedrooms downstairs
- Spacious parking for 4 cars, grand living area, and well-equipped kitchen
- Poolside terrace for dining and BBQ zone, surrounded by Mediterranean vegetation









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VILLA BETTINA

ABOUT THE VILLA

This villa's striking white exterior blends beautifully with its palm-lined surroundings, making it perfect for sociable and relaxing moments.

Key Features:

- 3 bedrooms plus 1 separate bedroom for single staff
- Open living room with sea and garden views
- Private pool, jacuzzi and equipped gym
- Gourmet kitchen and wine cellar
- Comfortable golf cars







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VILLA IGNAZIO

ABOUT THE VILLA

Designed for ultimate relaxation, Villa Ignazio is surrounded by gardens with areas for family and wellness.

Key Features:

- 3 bedrooms, each with private bathrooms plus 1 additional guest bedroom downstairs
- Partially covered and heated pool and outdoor whirlpool for year-round enjoyment
- Fully equipped gym
- Open-plan living and dining areas with garden views
- Large garden





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VILLA WATERGATE

ABOUT THE VILLA

This villa combines elegance with waterfront beauty, featuring a pool that overlooks a serene lake.

Key Features:

- 3 bedrooms, each with private bathrooms
- Comfortable living area and a functional kitchen
- Pool area, overlooking the lake
- Furnishings in shades of blue reflect the coastal ambiance, creating a calming atmosphere



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THE BEACH HOUSE

ABOUT THE BEACH HOUSE

Located steps from private beaches, The Beach House offers a beachside lifestyle with access to water sports and scenic views.

Key Features:

- Living area with TV, two bathrooms, and beach access
- Perfect for seaside relaxation and activities



THE WELLNESS AREA

ABOUT THE WELLNESS CENTRE

At the heart of this oasis stands a majestic tower surrounded by fragrant jasmine, creating a magical, romantic ambiance. Inside, a cryosauna offers a refreshing wellness experience, while the top floor's retractable roof reveals the starry sky, turning each summer night into a moment of pure wonder.

Key Features:

- Cryosauna for recovery and rejuvenation
- Traditional Turkish Bath for detoxification and relaxation
- Fully equipped gym for maintaining an active lifestyle
- Dedicated stations for Manicure and Pedicure treatments
- Quiet areas for meditation, with an opening roof on the top floor to contemplate the starry sky on enchanting summer nights



THE BEACH HOUSE

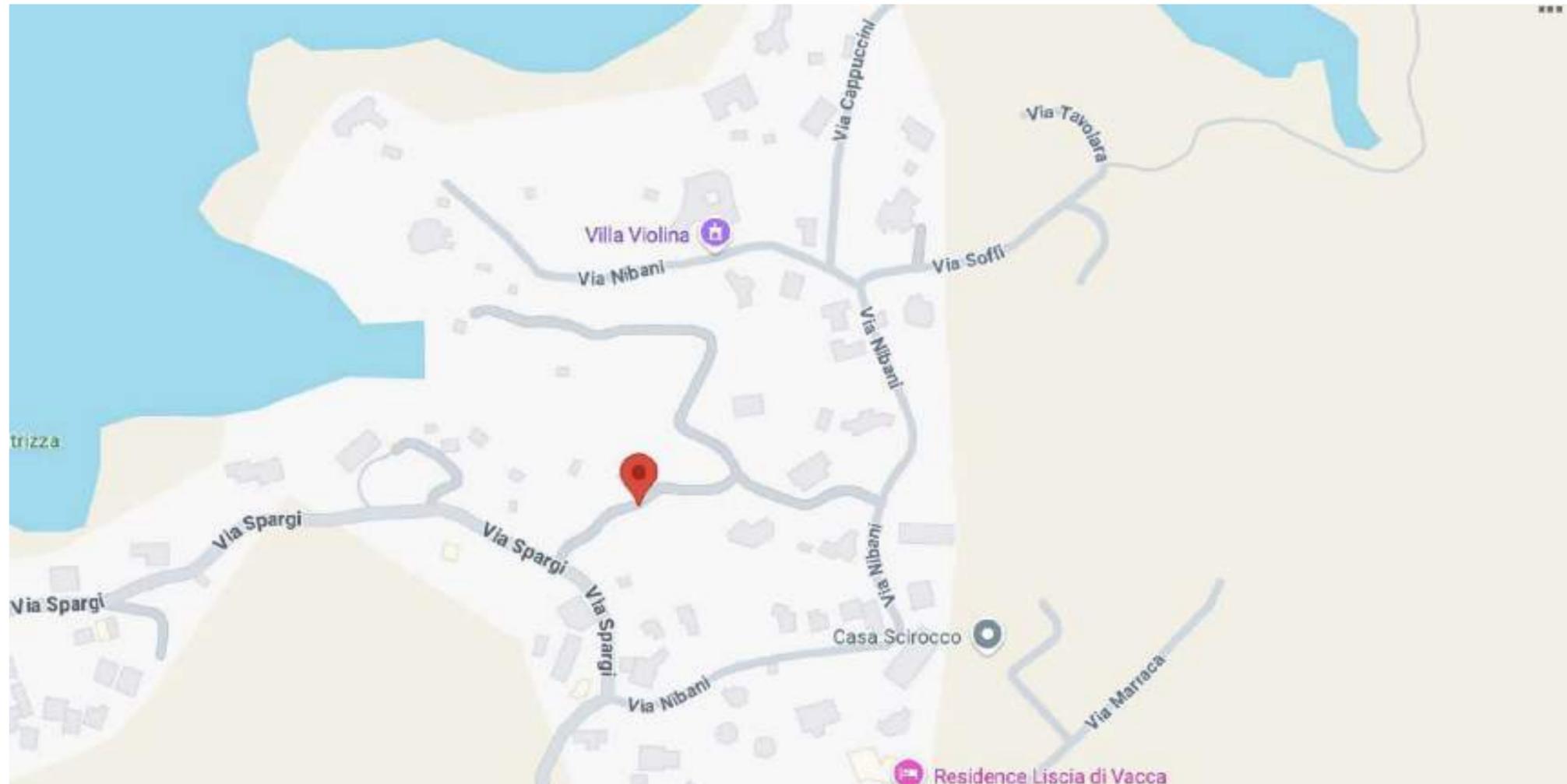
AL FRESCO DINING

Every villa offers an outdoor dining area, ideal for family gatherings, celebratory meals, or enjoying the Italian culinary tradition with a BBQ under the stars. Enjoy scenic surroundings that create a memorable dining experience.



LOCATION

Liscia di Vacca, Porto Cervo, Costa Smeralda





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WELCOME HOME