

sculptures *to* live in

# THE VILLAS



is molas resort

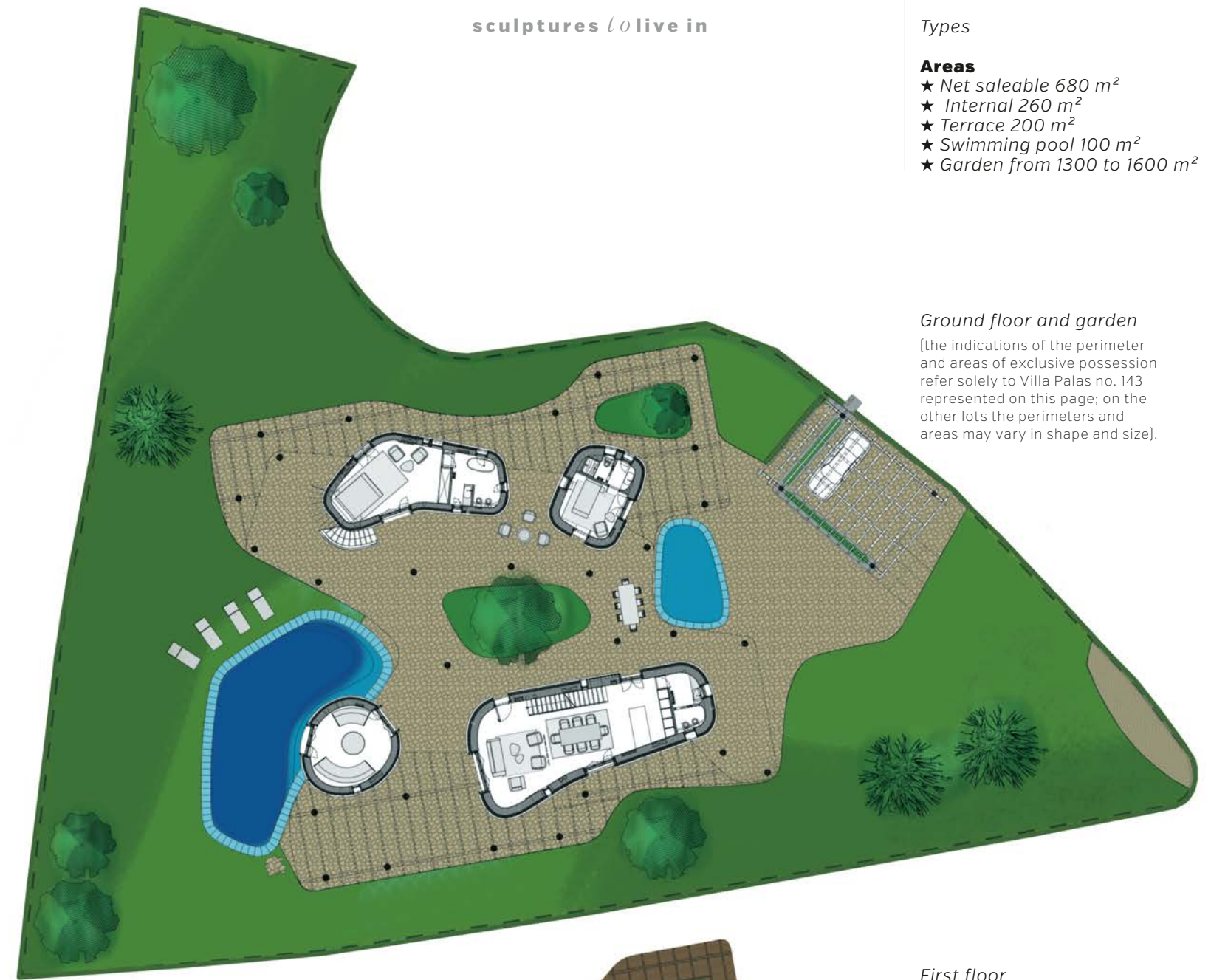
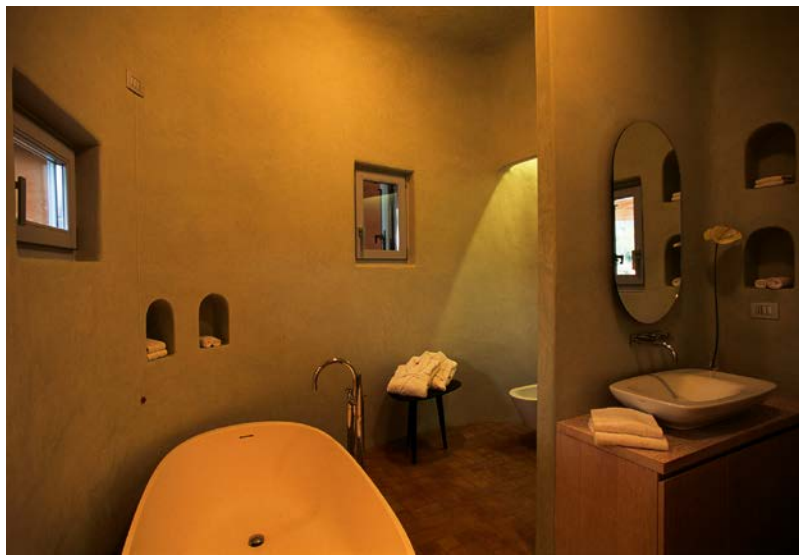
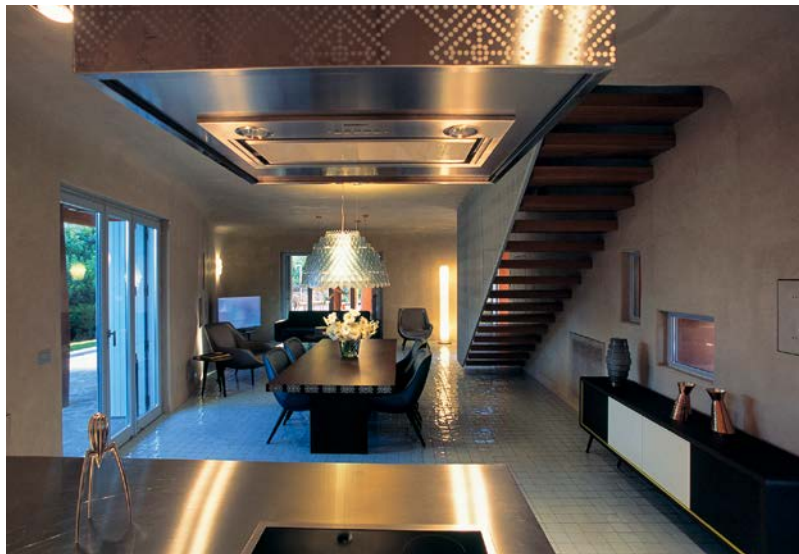






# Villa PALAS

**In the majesty** of its design, Villa Palas is composed of four volumes that face onto a central courtyard of 500 m<sup>2</sup>. The dialogue between light and shade lends a rhythm to the life of each space, from the living area to the five bedrooms. Independence and intimacy of a private island. And all it takes to feel the power of nature is a plunge in the pool and a 'stroll' on a 200-m<sup>2</sup> terrace.



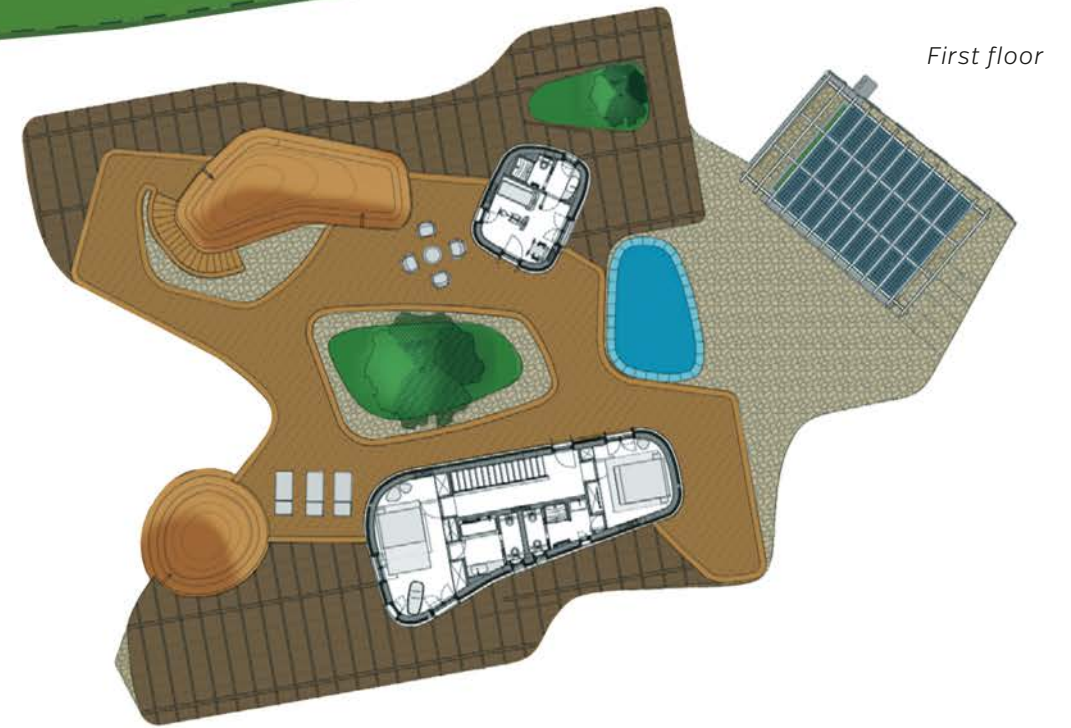
## Types

### Areas

- ★ Net saleable 680 m<sup>2</sup>
- ★ Internal 260 m<sup>2</sup>
- ★ Terrace 200 m<sup>2</sup>
- ★ Swimming pool 100 m<sup>2</sup>
- ★ Garden from 1300 to 1600 m<sup>2</sup>

### Ground floor and garden

(the indications of the perimeter and areas of exclusive possession refer solely to Villa Palas no. 143 represented on this page; on the other lots the perimeters and areas may vary in shape and size).



### First floor

### Description of interiors

- Living area made up of lounge and Fukas Design open kitchen
- 3 double and 2 single bedrooms
- 1 relaxation room
- 6 bathrooms fitted with Catalano sanitary fixtures and Dornbracht taps and fittings
- Solid wooden door and window frames
- Flooring of self-levelling epoxy resin or glazed ceramic/natural terracotta tiles
- Walls plastered with pigmented tadelakt, applied by hand with natural impermeable finish

### Description of services and systems

- Certified energy efficiency class A4
- Underfloor climate and humidity control system in individual rooms
- Remotely monitored alarm system
- Fibre-optic telephone and TV system
- Alternative energy system with customized photovoltaic panels

### Description of exteriors

- ✿ Plot of land measuring between 1900 and 2700 m<sup>2</sup>
- ✿ 500-m<sup>2</sup> stone-flagged patio
- ✿ Outer walls plastered with crushed brick and lime
- ✿ Swimming pool with automatic treatment and disinfection system
- ✿ Covered and stone-flagged parking area for two cars
- ✿ External boiler room

### Optionals

- ◆ Indoor and outdoor furniture concept by Fukas Design
- ◆ Equipment for Technogym fitness room
- ◆ Solid wood decking for the terrace
- ◆ Closed-circuit video-surveillance system for the residence
- ◆ Automatic watering system
- ◆ Home automation system
- ◆ Hydromassage system for the swimming pool





## Villa LUXI

**As dynamic** as a wave on the beach, Villa Luxi has a privileged relationship with the sea. On the ground floor the layout comprises a splendid living area and two of the four bedrooms, facing onto the garden and the marvellous swimming pool. On the first floor is located a 130-m<sup>2</sup> terrace, with a spectacular Jacuzzi. Ideal for contemplating and living the energy of the Mediterranean.



### Types

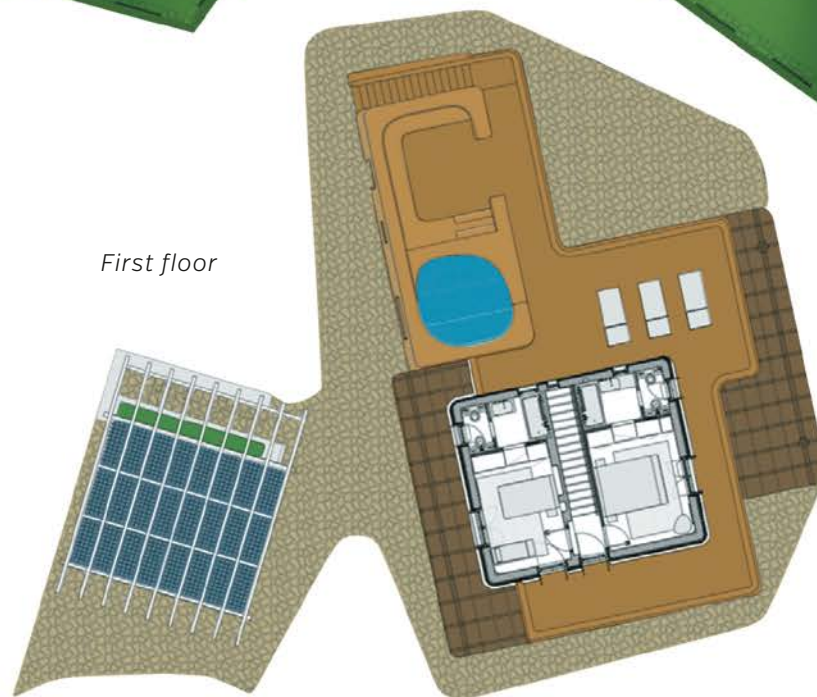
#### Areas

- ★ Net saleable 425 m<sup>2</sup>
- ★ Internal 190 m<sup>2</sup>
- ★ Terrace 130 m<sup>2</sup>
- ★ Swimming pool 50 m<sup>2</sup>
- ★ Garden 500-800 m<sup>2</sup>

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First floor



Ground floor and garden

[the indications of the perimeter and areas of exclusive possession refer solely to Villa Luxi no. 145 represented on this page; on the other lots the perimeters and areas may vary in shape and size].

#### Description of interiors

- Living area made up of lounge and Fukas Design open kitchen
- 2 double and 2 single bedrooms
- 4 bathrooms fitted with Catalano sanitary fixtures and Dornbracht taps and fittings
- Solid wooden door and window frames
- Flooring of self-levelling epoxy resin or glazed ceramic/natural terracotta tiles

#### Description of services and systems

- Certified energy efficiency class A2
- Underfloor climate and humidity control system in individual rooms
- Remotely monitored alarm system
- Fibre-optic telephone and TV system
- Alternative energy system with customized photovoltaic panels

#### Description of exteriors

- ✿ Plot of land measuring between 1100 and 1300 m<sup>2</sup>
- ✿ 160-m<sup>2</sup> stone-flagged patio
- ✿ Outer walls plastered with crushed brick and lime
- ✿ Swimming pool with automatic treatment and disinfection system
- ✿ Jacuzzi on the terrace
- ✿ Covered and stone-flagged parking area for two cars
- ✿ External boiler room

#### Optionals

- ◆ Indoor and outdoor furniture concept by Fukas Design
- ◆ Equipment for Technogym fitness room
- ◆ Solid wood decking for the terrace
- ◆ Closed-circuit video-surveillance system for the residence
- ◆ Home automation system
- ◆ Hydromassage system for the swimming pool





PORTO BUDELLO,  
THE FRESHNESS  
OF AN AGE-OLD  
TRADITION

BARUMINI,  
A CIVILIZATION  
OF STONE  
AND BREAD



CHIA, THE SEA  
AS IT WAS  
THOUSANDS  
OF YEARS AGO



PARCO DEL  
GUTTURU MANNU,  
IS MOLAS'S  
PRIVATE GARDEN



IS MOLAS RESORT,  
THE  
ARCHITECTURE  
OF A DREAM



PIANA  
DI GESTURI,  
NATURE  
IN THE RAW



# Southern Sardinia's treasures [in your backyard]

Illustration by **Olivia A. Vighi**



PORTO PINO,  
THE DESERT THAT  
SPRINGS OUT  
OF WATER

TUERREDDA,  
COLOUR  
OF THE DIAMOND



IS MOLAS GOLF  
COURSE, 27 HOLES  
OF CHAMPIONS



PORTO AGUMU,  
IS MOLAS'S  
PRIVATE BEACH



CAPO TELAUDA,  
VERTIGINOUS  
ROCK FACE



NORA,  
THE SPECTACLE  
OF ANCIENT  
CIVILIZATIONS

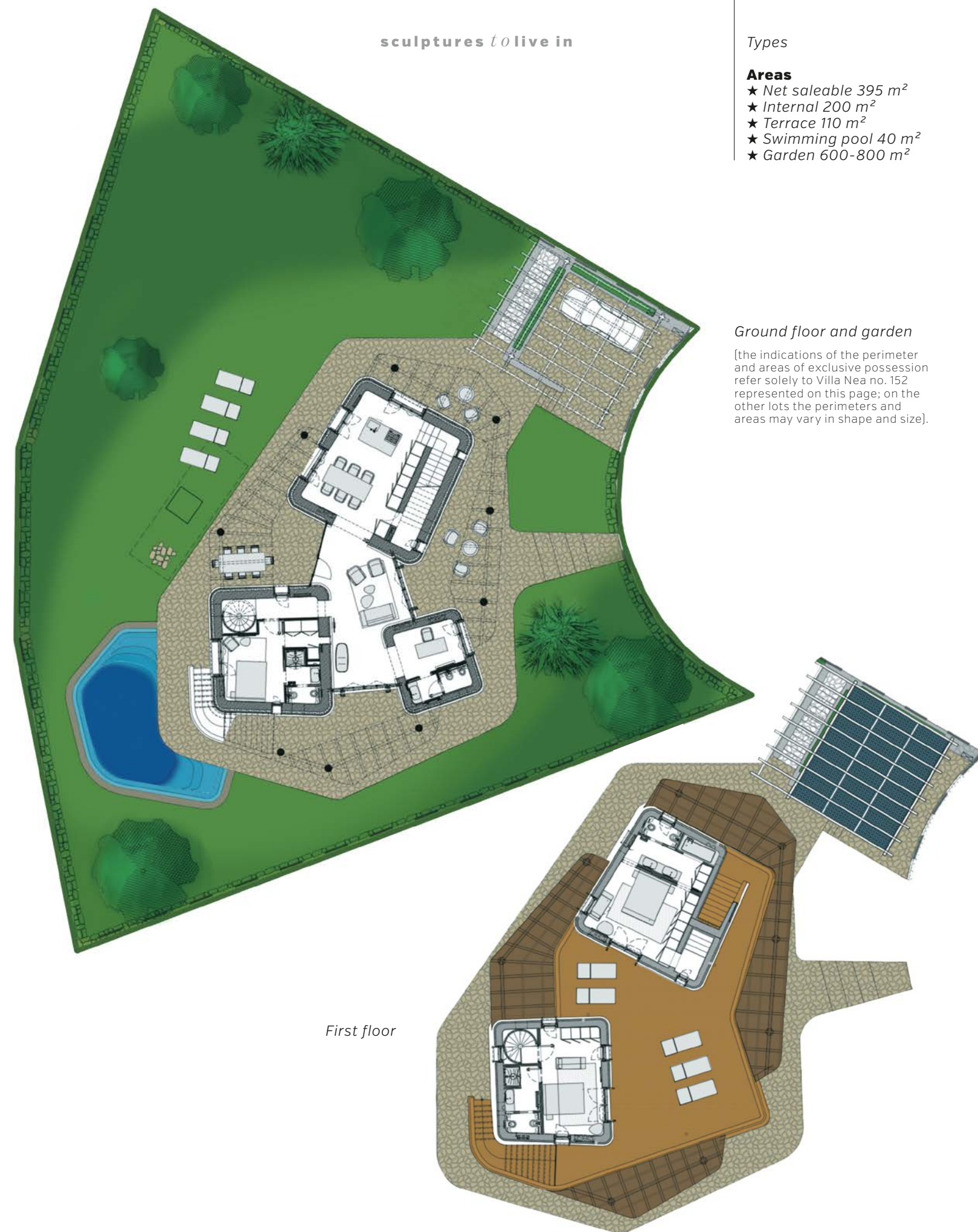






# Villa NEA

**A cool heart** at the centre of the villa, protected by panes of glass the colour of air, to experience the spectacle of nature at every hour of the day. Around it three volumes and three bedrooms, facing onto the porches and a garden full of flowers. Happiness is an emerald-coloured swimming pool and freedom a 90-m<sup>2</sup> terrace. Almost a private paradise.



sculptures to live in

Types

## Areas

- ★ Net saleable 395 m<sup>2</sup>
- ★ Internal 200 m<sup>2</sup>
- ★ Terrace 110 m<sup>2</sup>
- ★ Swimming pool 40 m<sup>2</sup>
- ★ Garden 600-800 m<sup>2</sup>

## Ground floor and garden

(the indications of the perimeter and areas of exclusive possession refer solely to Villa Nea no. 152 represented on this page; on the other lots the perimeters and areas may vary in shape and size).

First floor

## Description of interiors

- Living area made up of lounge and Fuksas Design open kitchen
- 3 double bedrooms
- 4 bathrooms fitted with Catalano sanitary fixtures and Dornbracht taps and fittings
- Solid wooden door and window frames
- Flooring of self-levelling epoxy resin or glazed ceramic/natural terracotta tiles

## Description of services and systems

- Certified energy efficiency class A1
- Underfloor climate and humidity control system in individual rooms
- Remotely monitored alarm system
- Fibre-optic telephone and TV system
- Alternative energy system with customized photovoltaic panels

## Description of exteriors

- ✿ Plot of land measuring between 900 and 1550 m<sup>2</sup>
- ✿ 130-m<sup>2</sup> stone-flagged patio
- ✿ Outer walls plastered with crushed brick and lime
- ✿ Swimming pool with automatic treatment and disinfection system
- ✿ Covered and stone-flagged parking area for two cars
- ✿ External boiler room

## Optionals

- ◆ Indoor and outdoor furniture concept by Fuksas Design
- ◆ Equipment for Technogym fitness room
- ◆ Solid wood decking for the terrace
- ◆ Closed-circuit video-surveillance system for the residence
- ◆ Automatic watering system
- ◆ Home automation system
- ◆ Hydromassage system for the swimming pool





# Villa ARENADA

**Like a flower** opening under the rays of the sun. That is the design of Villa Arenada, where the central and most imposing block invites you to explore the other spaces, connected internally and facing onto a porch of 100 m<sup>2</sup>. The night is the joy of two bedrooms. The day is the energy of a marvellous swimming pool and the splendour of a 90-m<sup>2</sup> terrace.

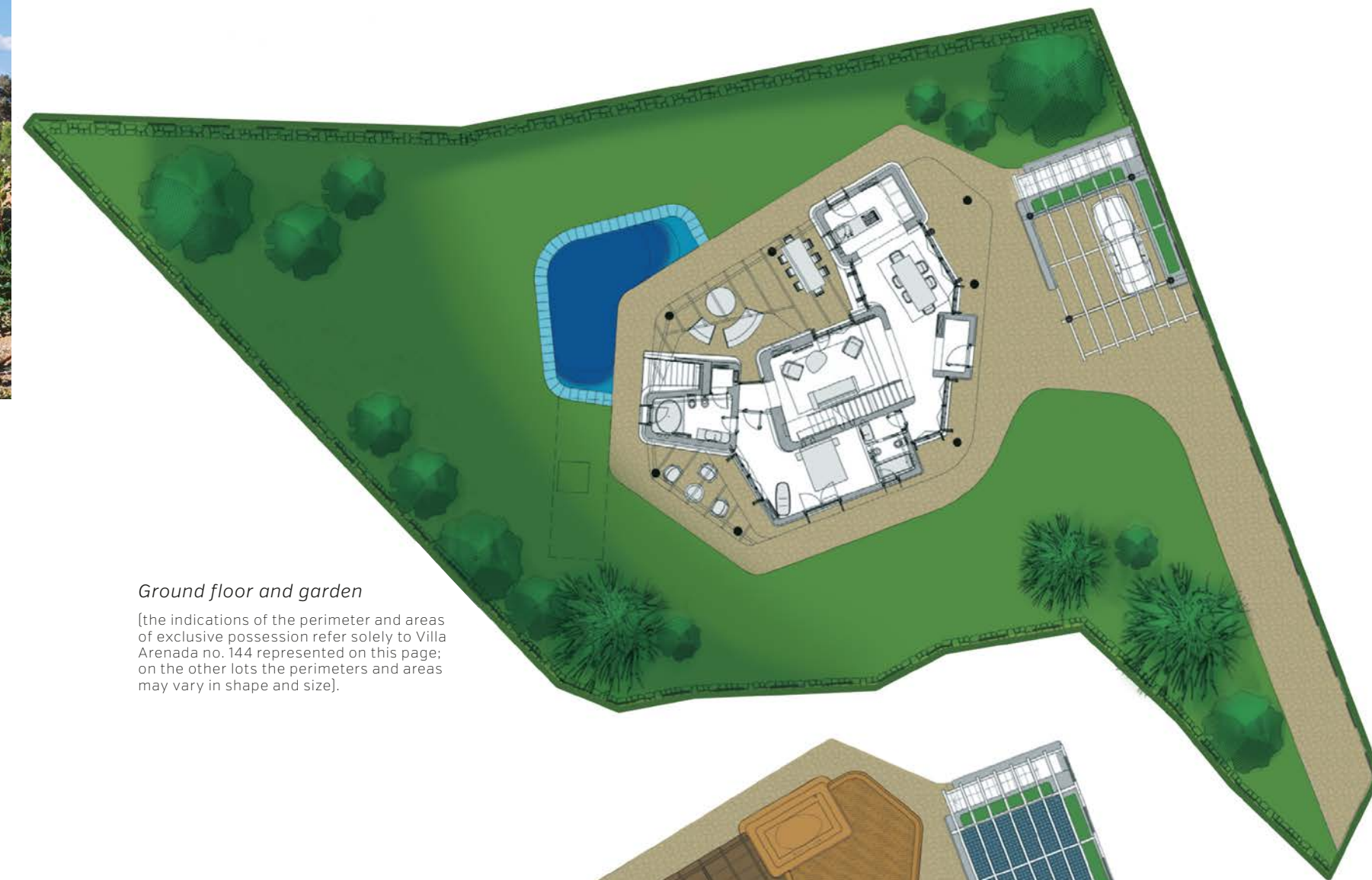


## Types

### Areas

- ★ Net saleable 320 m<sup>2</sup>
- ★ Internal 140 m<sup>2</sup>
- ★ Terrace 100 m<sup>2</sup>
- ★ Swimming pool 40 m<sup>2</sup>
- ★ Garden 760 m<sup>2</sup>

## sculptures to live in



### Ground floor and garden

[the indications of the perimeter and areas of exclusive possession refer solely to Villa Arenada no. 144 represented on this page; on the other lots the perimeters and areas may vary in shape and size].

### First floor



### Description of interiors

- Living area made up of lounge and Fuksas Design open kitchen
- 2 double bedrooms
- 3 bathrooms fitted with Catalano sanitary fixtures and Dornbracht taps and fittings
- Solid wooden door and window frames
- Flooring of self-levelling epoxy resin or glazed ceramic/natural terracotta tiles

### Description of services and systems

- Certified energy efficiency class A2
- Underfloor climate and humidity control system in individual rooms
- Remotely monitored alarm system
- Fibre-optic telephone and TV system
- Alternative energy system with customized photovoltaic panels

### Description of exteriors

- ✱ 1200-m<sup>2</sup> plot of land
- ✱ 100-m<sup>2</sup> stone-flagged patio
- ✱ Outer walls plastered with crushed brick and lime
- ✱ Swimming pool with automatic treatment and disinfection system
- ✱ Jacuzzi on the terrace
- ✱ Covered and stone-flagged parking area for two cars
- ✱ External boiler room

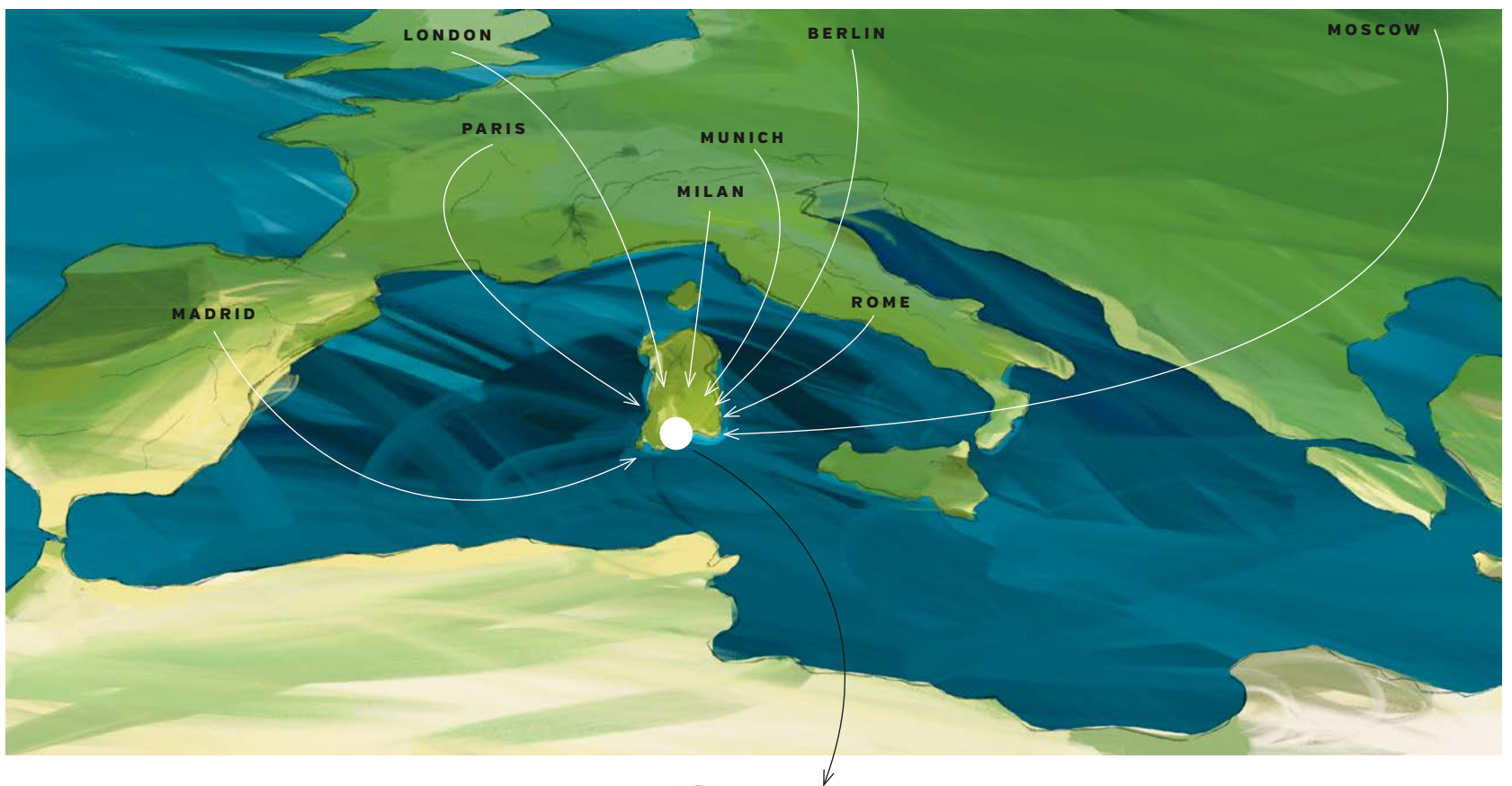
### Optionals

- ◆ Indoor and outdoor furniture concept by Fuksas Design
- ◆ Equipment for Technogym fitness room
- ◆ Solid wood decking for the terrace
- ◆ Closed-circuit video-surveillance system for the residence
- ◆ Automatic watering system
- ◆ Home automation system
- ◆ Hydromassage system for the swimming pool



# In the heart of the Mediterranean, endless summer

**Just a few hours'** flight from Europe's main cities and life changes. Other colours, other scents, other temperatures. It is Southern Sardinia, the most unspoilt and vibrant part of the island. It's summer all year round, thanks to the mountains behind Is Molas, which block the winds from the north and ensure four seasons of sun and beauty. And again it is the sea how it used to be, transparent and regenerative. And it's your villa, an island of happiness in the most authentic Mediterranean.



is molas resort

*'Is Molas is an experimental project and the experiment consists in working with the elements, with the erosion of the wind and with nature. So this intervention has taken on the form of a body worn and shaped by the wind, where the openings are cavities, where unexpected beams of sunshine enter through fissures or large skylights to bathe the material of the buildings with light. The location is the primary element, and so the constructions adapt themselves to the contour lines of the area to preserve them without modifying the natural lie of the land' – Massimiliano Fuksas*