

W SARDINIA

POLTU QUATU
THE RESIDENCES



A PRIVATE, LIMITED COLLECTION OF CONTEMPORARY RESIDENCES,
IN THE BORGO OF POLTU QUATU.

A RARE COLLECTION

More than a home. A global lifestyle.

W Residences Sardinia – Poltu Quatu introduces a unique opportunity to own a home within one of the Mediterranean's most exclusive waterfront destinations.

As the first W Residences in Italy, this limited collection combines the privacy and freedom of ownership with the energy, design philosophy and service culture that define W Hotels around the world.

Set within the unique landscape of Poltu Quatu, owners enjoy an international lifestyle shaped by the sea, hospitality, wellbeing and connection.

A place designed not simply for living, but for belonging.



THE RESIDENCES

Own the unexpected.

Every residence is conceived as a rare space: some open onto the blue of the marina, others gather in the quiet green of the gardens. The W lifestyle meets the soul of Sardinia balancing contemporary architectural expression with the historic identity of the village. The residences merge with the rock while the sea remains steps from your door.

Duplex with gardens and panoramic rooftops, single-level residences with terraces, private gardens and pools, each typology is conceived to live the village at a fluid, personal pace.



From the most intimate units to the most generous floor plans, the residences take shape within a curated and carefully designed setting.



White lime, stone and chestnut wood define tactile, luminous interiors, where every surface carries the light of the island.







***“The day ends where it began:
within the intimacy of your residence,
to the sound of the marina and the shade
of the Mediterranean maquis”***

- The interior design project, inspired by Sardinian craftsmanship.

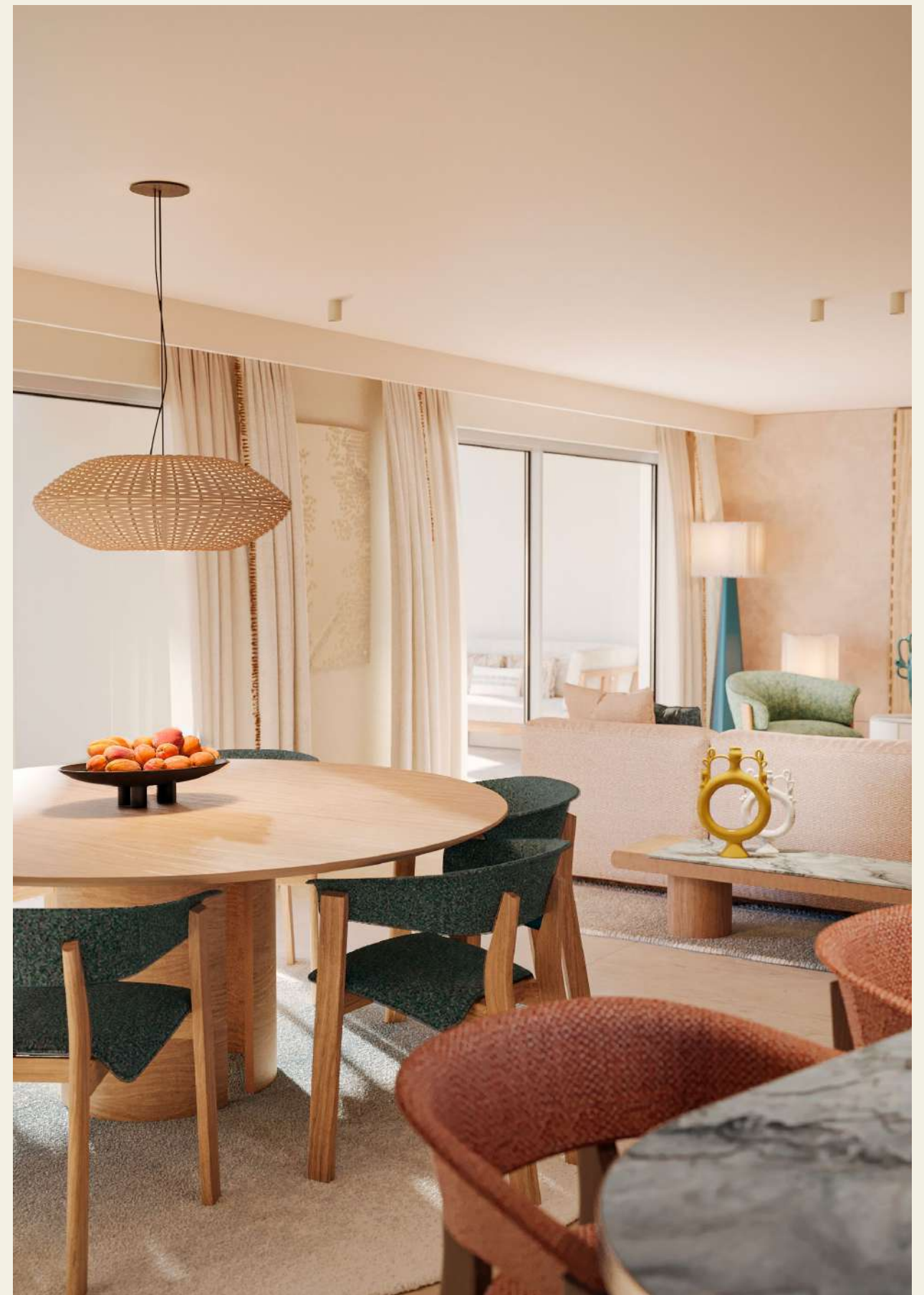
INTERIORS

Intimate by nature. Iconic by design.

The design of the residences grows from a contemporary idea of the Mediterranean: welcoming, luminous, in constant dialogue with the landscape. Spaces let light move through them and open naturally outward, dissolving the boundary between interior and landscape.

Colors echo those of the island sand, limestone, sun-bleached wood, the greens and blues of the sea translated into authentic materials and surfaces of character, for an atmosphere that is calm, elegant, and deeply rooted in place.

Furnishings, carefully selected and customisable on request, are by Cassina Custom Interiors, while outdoor spaces are enriched by Roda collections.













SERVICES

Everything taken care of.

At W Residences Sardinia – Poltu Quatu, the Whatever/Whenever® service is at your disposal. One request to your dedicated concierge, available 24 hours a day, and whatever you desire is taken care of - Curated dining brought to your residence, housekeeping, property maintenance, yacht assistance, valet parking and much more.







With W Sardinia - Poltu Quatu just steps away, the WET® Deck with its pool, music and signature cocktails, and the W Lounge are always part of your day whenever you want them.



IL BORGO

Hidden, until it's yours.

A hidden port. Between cliffs and turquoise waters.

The Mediterranean, reinvented.

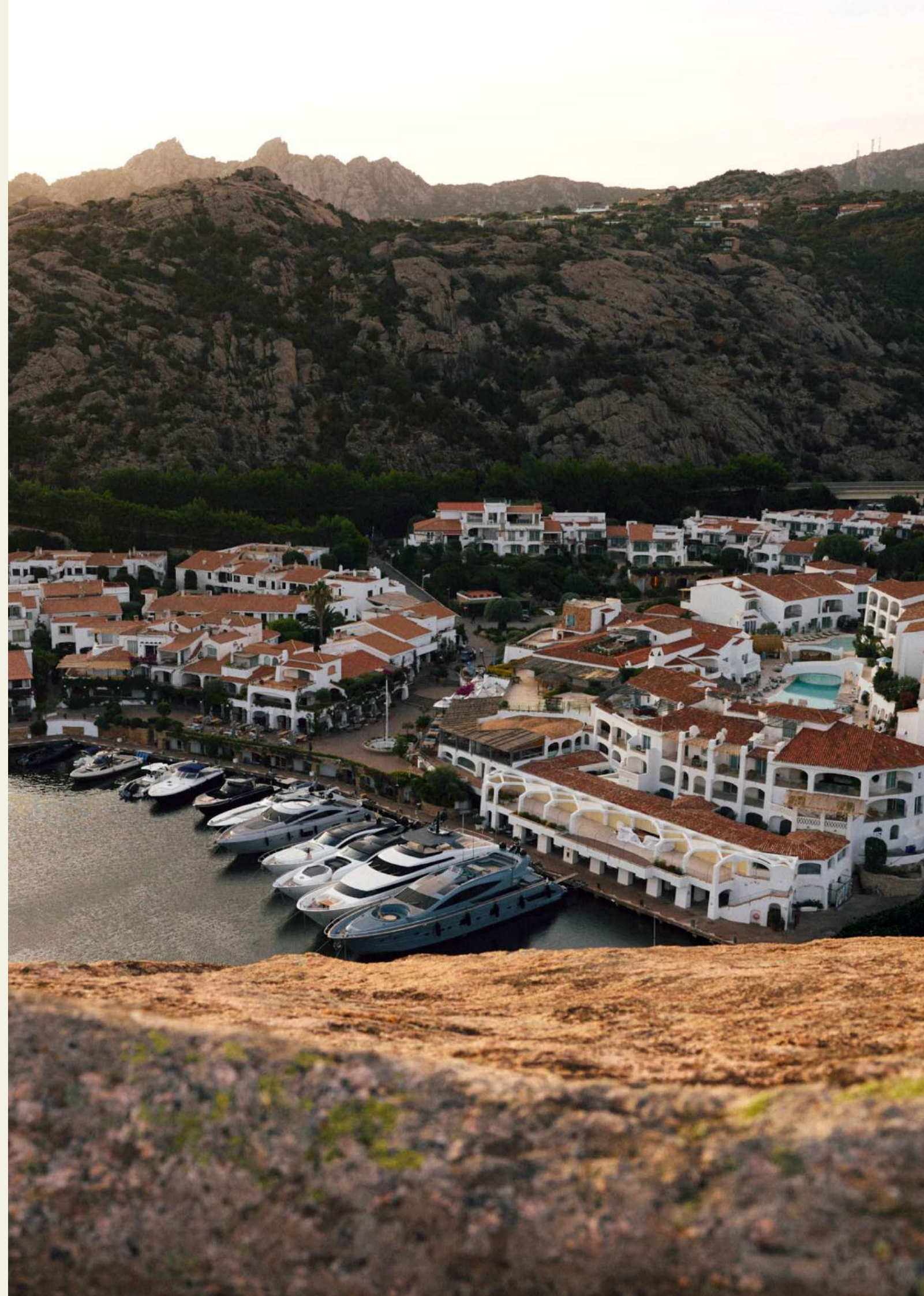
Effortlessly elegant. Boldly free.

Hidden from the world. Open to those who find it.

Timeless. Yet contemporary.

Not just a destination. A movement.

Shaping experiences, setting trends, and leaving a lasting impression.



AMENITIES

Il borgo, at your rhythm.

At Poltu Quatu, everything that makes a day worth living is just outside your door. Along the marina, a curated collection of restaurants and lounges accompanies every moment of the day, from breakfast in the sun to candlelit dinners, where the cuisines of the world meet the flavors of Sardinia. The choice is yours: a gym overlooking the water, tennis and padel courts, a day at the spa. And at the center of it all, the marina, your exclusive entry to the most beautiful beaches on the coast, just minutes away by boat.



FOOD AND BEVERAGE

Every hour has its flavor.

Along the marina, every hour has its table. Breakfast in the sun.
Aperitivos that linger into sunset.
Dinners where the flavors of Sardinia meet the cuisines of the world.
A rhythm that changes with the light.



WELLNESS

Move well. Live better.

From exercise to stillness, from movement to care.
At Poltu Quatu, wellness moves at a Mediterranean pace.

Wellness Club

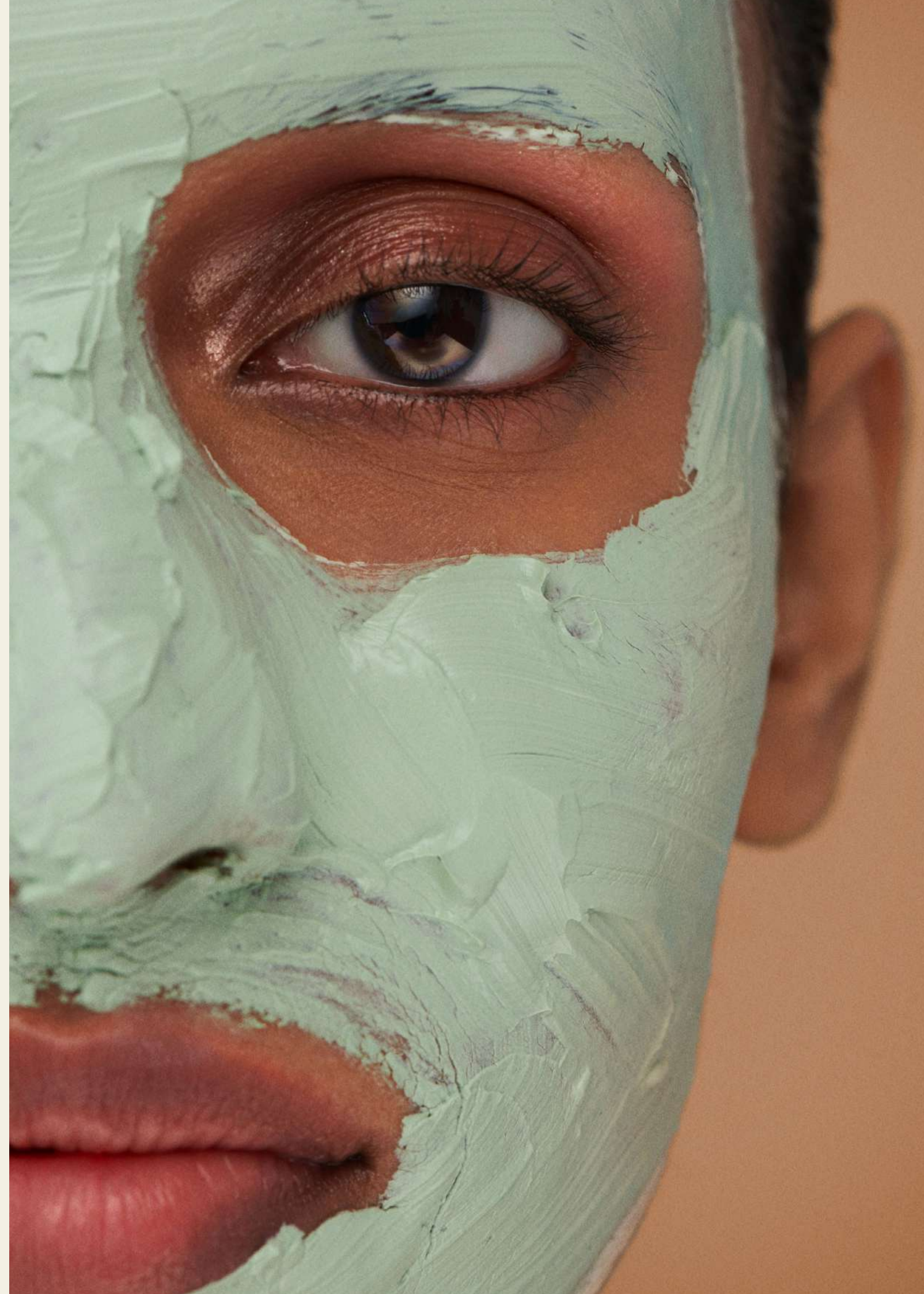
An exclusive, fully renovated space
equipped with cutting-edge Technogym technology.
Overlooking the water.

Tennis & Padel

At the heart of the village, sport meets beauty.
Courts set in the green, steps from the sea.

Spa & Massage

In the quiet heart of Poltu Quatu, a dedicated studio
offers a restorative massage experience,
where the body finds its stillness.







MARINA

The sea begins here.

305 berths. 24/7 mooring assistance. Direct access to open water.
The marina at Poltu Quatu is where every journey begins toward the waters
of the La Maddalena Archipelago and every horizon
the Mediterranean has to offer.



LOCATION

The world. One step away.

Sheltered within a natural fjord, surrounded by Mediterranean maquis, your day finds its own rhythm.

W Residences Sardinia – Poltu Quatu places you in a hidden port that is both refuge and departure point, a private corner along one of the Mediterranean's most coveted coastlines.

From here, the best of Northern Sardinia is within reach: white beaches, golf courses, the marina berths and Olbia airport.

Getting to Poltu Quatu - Flight times to Olbia

Rome ~ 1 h

Milan ~ 1 h 15 min

Paris ~ 2 h

London ~ 2 h 30 min

Madrid ~ 2 h 30 min

New York (JFK) ~ 8 h 15 min · nonstop

Nearby - Local distances

Baja Sardinia - 3 km · 6 min

Heliport - 4 km · 7 min

Porto Cervo - 6 km · 10 min

Yacht Club Costa Smeralda - 7 km · 12 min

Pevero Golf Club - 9 km · 15 min

Spiaggia del Principe - 12 km · 18 min

Olbia Costa Smeralda Airport - 30 km · 35 min



ONVIA

Beyond Service. Beyond Expectation.

Owning a Marriott Residence means stepping into a world where every detail is designed for you.

This isn't just an exclusive residence, it's an experience crafted down to the smallest detail.

At the heart of this experience is ONVIA.

A platform reserved for owners, bringing tailored services and experiences beyond expectation right to your residence.

It knows your rhythms, your habits, what you love.

You focus on living, ONVIA takes care of the rest.

At home or on the other side of the world.

Discover more: marriottresidences.com/benefits

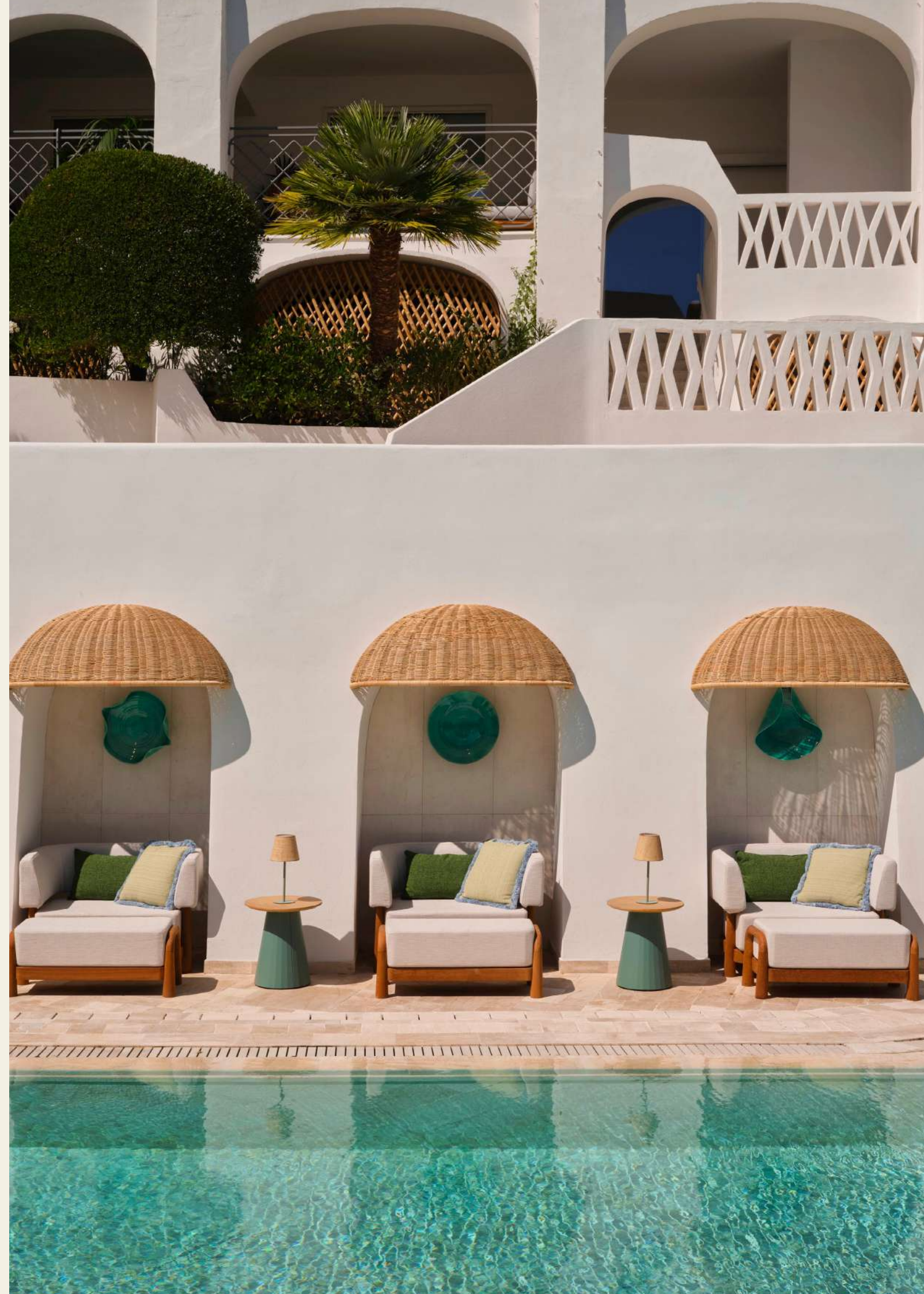


W SARDINIA - POLTU QUATU

Five-star services, at your door.

The adjacent W Sardinia - Poltu Quatu blends bold design with natural architecture,
a five-star experience reinvented with freedom, style
and a cool sea breeze.

From midnight wishes to boat trips, from glamorous touch-ups to lazy
afternoons by the WET® Deck, the hotel is yours to enjoy,
whenever you want it.





PROPERTY MANAGEMENT AND PARTNERS

CASTELLO SGR

Castello Sgr is a market-leading asset management company in the promotion and management of alternative investment instruments, mainly real estate, with approximately €5,3 billion in assets under management (as of December 31, 2025), more than 90 active funds and over 400 properties with different uses.

Castello Sgr is the ideal strategic partner for national and international investors who want to operate in the Italian real estate, credit and energy infrastructure markets.

Since July 2023, Castello Sgr has been part of Anima, the point of reference to invest in asset management in Italy.

CASTELLO 

DE.TALES

De.Tales is the architecture and design studio founded by Igor Rebosio and Giuseppe Varsavia, based in Milan. A rising signature in high-end international interior and architectural design, the studio specializes in hospitality, residential, office, and landmark building luxury projects.

Every intervention is conceived as a bespoke Design Tale, crafted to reflect the client's unique vision, driven by the belief that every concept has a story to tell and that details always matter. Innovation and research define the practice's approach, creating intuitive, functional, and visually striking environments where form, light, and space interact harmoniously.

A deep-rooted connection to contemporary visual arts further sets De.Tales apart, integrating artistic elements into architectural and interior contexts to enhance cultural depth.

DE.TALES

CASSINA CUSTOM INTERIORS

Cassina has a division that boasts a long and extensive experience in the contract sector since the 1950s and 1960s when it furnished 58 transatlantic liners including the Andrea Doria, the Raffaello and the Michelangelo, as well as many hotels, bars, restaurants and private residences.

Currently, Cassina Custom Interiors operates worldwide offering specific targeted services, in particular for the most exclusive fashion boutiques, showrooms, restaurants and luxury hotels such as La Mamounia in Marrakesh, Badrutt's Palace in St. Moritz, The Madrid EDITION, Four Seasons and Waldorf Astoria in the Dubai International Financial Centre, The Address Opera and The Address Downtown in Dubai, Excelsior Hotel Gallia in Milan, Peninsula Hotel in Hong Kong and Beijing, Palazzo Versace in Macau, Starbucks Roastery in Milan, Bar Campari in Vienna, Terrazza Aperol in Venice and Madame Brasserie in Paris. Numerous special projects have also been undertaken comprising the Waldkliniken Eisenberg new hospital building in the Thuringian Forest in Germany, M+ Museum in Hong Kong, the Museum of Islamic Arts in Doha and the lobby of the Messeturm in Frankfurt.

The Cassina Custom Interiors division offers turnkey solutions, working alongside important architects and designers, to design and produce tailor-made furnishings often characterised by special handcrafted workmanship.

Cassina
CUSTOM INTERIORS

RODA

Quality, sustainability, and personal well-being are the core values of RODA, which, thanks to passion, far-sightedness and over thirty years of experience, has established itself as one of the most renowned names in the outdoor furniture industry.

Among the first companies to develop the In&Out concept, RODA creates collections that share the same cultural and design roots as indoor furnishings while embracing the joyful spontaneity and freedom of outdoor living. Its furniture, characterized by a sophisticated and cosmopolitan style, blends harmoniously with residential spaces, contract projects, and the surrounding landscape. The company stands out for its timeless design approach, which combines aesthetics and performance through the careful selection of durable, weather-resistant materials. This commitment reflects a deep respect for the environment and a strong focus on product longevity.

R | O | D | A

INFO AND CONTACTS

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