

# CAGLIARI



Modern house on the beautiful beach of  
Geremeas - Lot 1

---

**Price upon request**

Parking place(s) included



3.5



2



~90 m<sup>2</sup>

n° ref.

**042156.042730**



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## SITUATION AND DESCRIPTION

This modern residential complex consists of two detached houses and ten apartments, located on the golden beach of Geremeas, just 30 minutes from Cagliari, on the southeast coast of Sardinia.

These sunny properties are arranged around a spacious, well-kept garden with a picturesque swimming pool, offering spectacular views of the sunset that defines this part of the Sardinian coast. The landscape, dominated by shades of green, blue and azure, represents a privileged corner of nature, right by the sea.

The units feature a private entrance and elegant furnishings and offer spacious interiors with an open-plan living, dining and kitchen area, as well as two or three bedrooms, each with their own bathroom.

Each unit has its own parking space.

## **SURFACES**

Living area	~ 90 m <sup>2</sup>
Surface ground floor	~ 600 m <sup>2</sup>
Useful surface	~ 128 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Year of construction	2024
Second home	Non authorized
Outside parking place/s	1 included

## **ANNEXES**

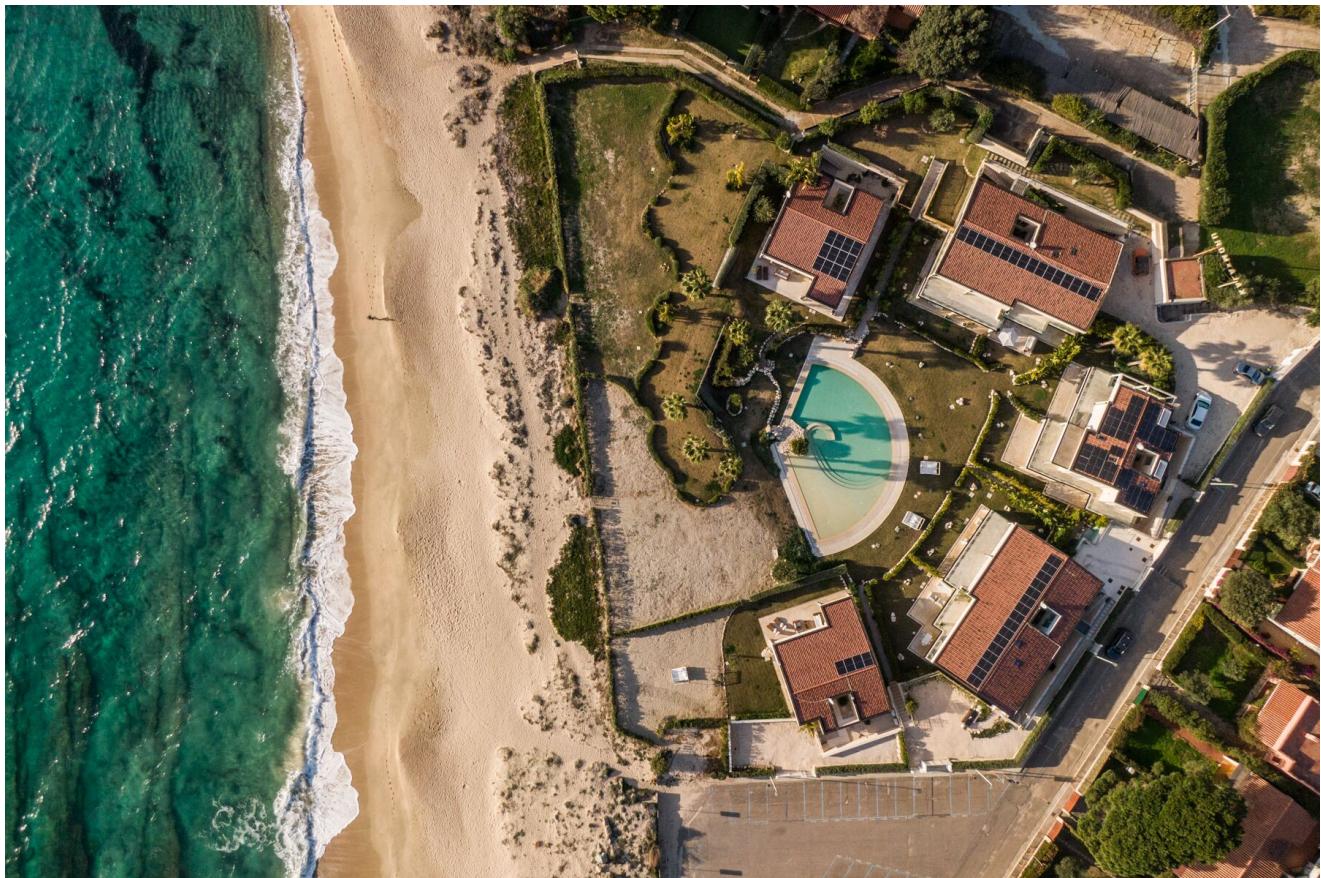
- 1 outdoor parking space

## **DISTANCES**

Public transports	301 m
Primary school	13834 m
Stores	2913 m
Restaurants	551 m

## **DISTRIBUTION**

- Living room
- Dining room and open kitchen
- 2 double bedrooms with bathrooms
- 1 single bedroom with bathroom
- 1 separate toilet with small laundry area
- Covered veranda
- 600 m<sup>2</sup> of land



## LOCATION

The natural setting is ideal, being close to the Sette Fratelli Park, a 60,000-hectare protected area home to the Sardinian deer nature reserve. The strategic location also allows quick access to the beautiful beaches of Mare Pintau and Villasimius, the Capitana marina, and the metropolitan city of Cagliari.

## MUNICIPALITY

Sardinia, one of the five "blue zone" regions in the world, home of centenarians. Generous by nature, perfumed by the Mediterranean scrub, mysterious in its thousand-year history, unique in its traditions, exquisite in the foods that thrive in the unspoiled country and sea.

South Sardinia, a year-round mild climate, designates the city of Cagliari and adjoining provinces as an ideal place to vacation or live

year-round. It covers about 750 km of coastline, with some of the best-known beaches on the island: Tuerredda, Porto Giunco, Chia, Capo Boi, as well as beautiful locations such as Carloforte, Pula and ancient Nora, Buggerru and the fascinating mining areas.

## CONSTRUCTION

This project is distinguished by its contemporary architecture and clean lines.

Modern finishes, combined with large bay windows, provide exceptional natural light, creating bright, open living spaces.

The property is equipped with air conditioning and a photovoltaic system.

Construction began in 2024, for turnkey delivery.

## **REMARKS**

- Lots are sold furnished
- A 10% VAT is applied in addition to the sale price

## NEIGHBOURHOOD

- Village
- Green
- Beach
- Restaurant(s)
- Bus stop
- Highway entrance/exit

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Parking
- Swimming pool

## INSIDE CONVENIENCES

- Open kitchen
- Furnished
- Air conditioning
- Double glazing
- Bright/sunny
- Exposed beams

## EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Shower
- Photovoltaic panels

## FLOOR

- Tiles

## CONDITION

- New

## ORIENTATION

- South
- East
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Sea

## STYLE

- Modern

## FINANCIAL DATA

Price

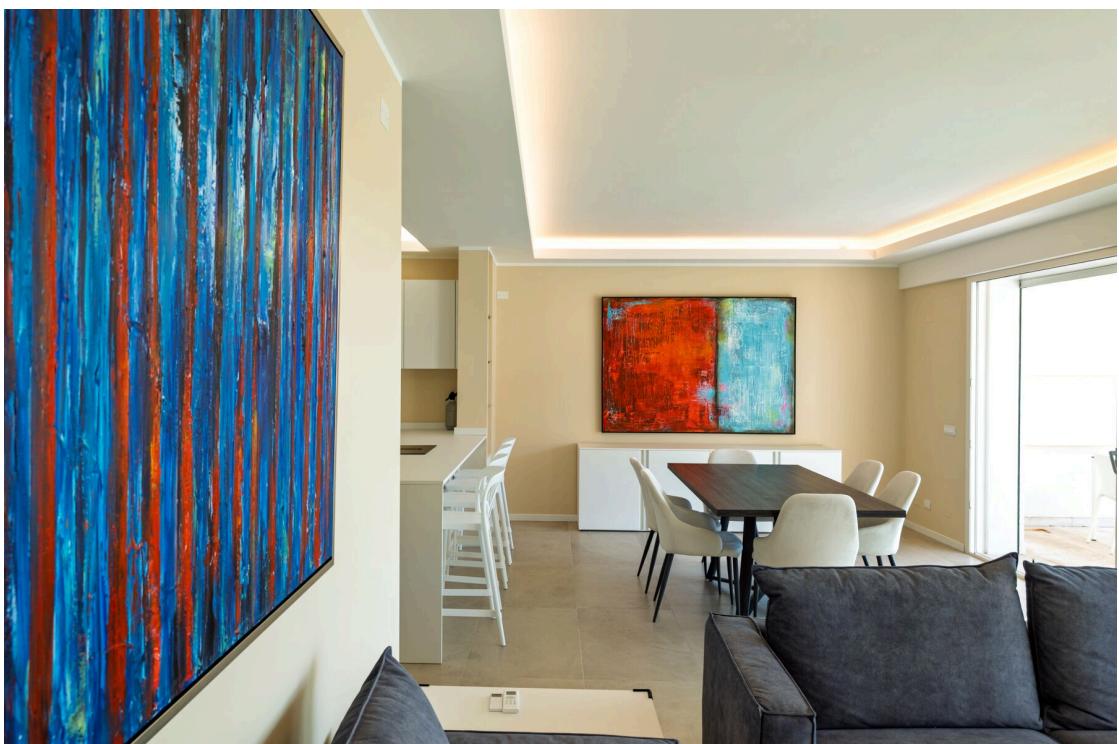
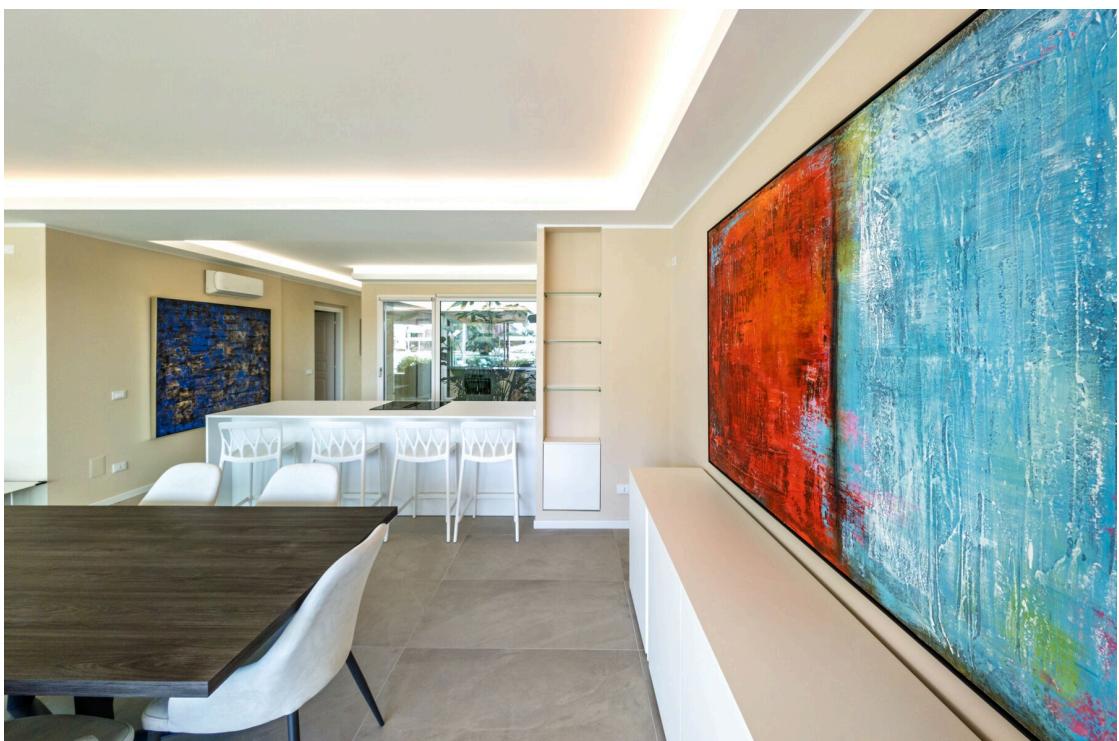
Price upon request

Availability

To be discussed

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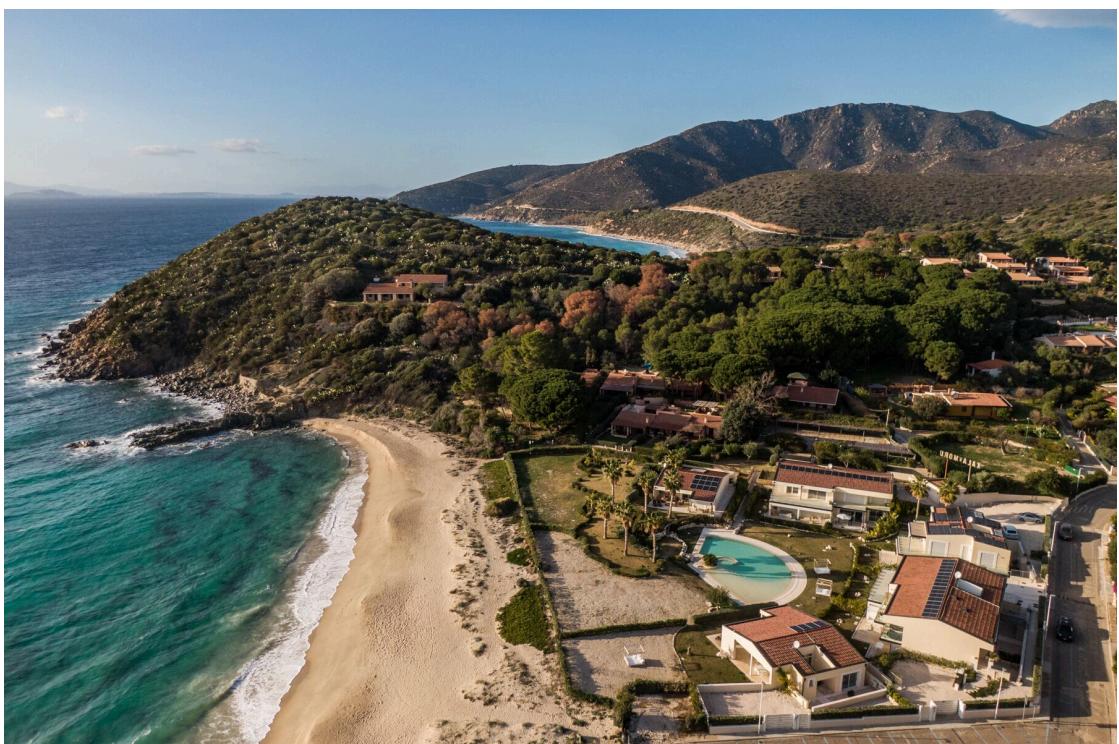
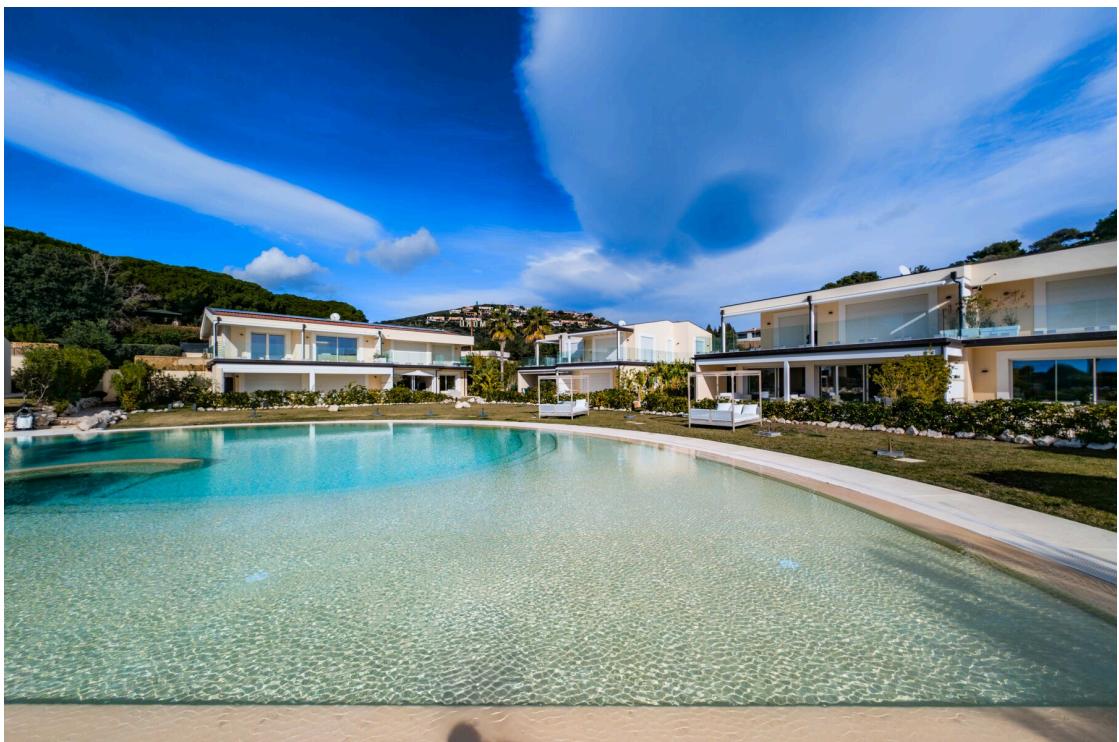




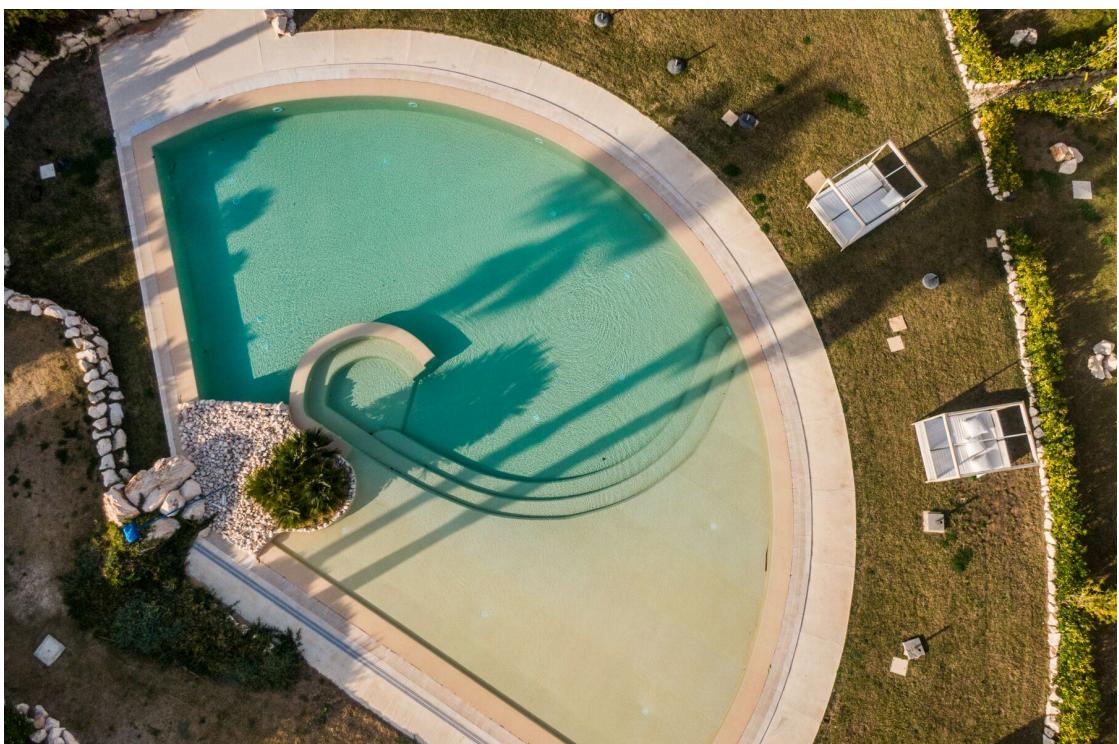




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Batch	Reference	Type	Floor	Rooms	Living surface	Price	Status
1	<b>042156.042730</b>	<b>Single family house</b>	<b>Ground floor</b>	<b>3.5</b>	<b>90 m<sup>2</sup></b>	<b>Price upon request</b>	<b>For sale</b>
2	042156.042731	New apartment	Ground floor	3.5	99 m <sup>2</sup>	Price upon request	For sale
4	042156.042732	New apartment	Ground floor	4.5	116 m <sup>2</sup>		Sold
8	042156.042733	New apartment	Ground floor	3.5	99 m <sup>2</sup>	Price upon request	For sale
12	042156.042734	Single family house	Ground floor	3.5	90 m <sup>2</sup>	Price upon request	For sale

Parking places:

1 outdoor parking space included in the sale price