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Villa Filirea

400 m to the beautiful beach of Cala Sinzias, south of Costa Rei, we offer a recent detached villa with excellent finishes.



1 – Costa Rei – Cala Sinzias – Villa Filirea 400 m to the beach

400 m to the wonderful Beach Cala Sinzias

Just 400 metres to the beautiful white sandy beach Cala Sinzias, south of Costa Rei along the south-eastern coast of Sardinia, Villa Filirea is on two levels, ground floor and basement.

a recently built villa with garden and every comfort

Villa Filirea is a recent 140 sqm building with high quality finishes, surrounded with a well-kept 400 sqm garden with lawn, olive trees and Mediterranean vegetation.

Villa Filirea consists of **five rooms and four bathrooms** that are so arranged: on the **ground floor** you find a beautiful **loggia**, a large **living room with open kitchen**, an en-suite bedroom, and a bathroom; in the **basement** there are **three large rooms**, one of which has a bathroom, and the fourth bathroom.

This villa offers **every comfort** and has outside: a **barbecue** area, a shower, an automated **irrigation system** and a **parking space**.

ideal for beach holidays on the south-eastern coast in Sardinia

Cala Sinzias beach is in **Castiadas** territory, about **60 km from Elmas airport**, 7 km from the village, and 9 km from Villasimius.

Energy class G. IPE> 175 kWh/sqm per year - data awaiting certification.

Price: euro 320,000.

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2– Costa Rei – Cala Sinzias – Villa Filirea: loggia



3 – Costa Rei – Cala Sinzias – Villa Filirea: loggia



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4 – Costa Rei – Cala Sinzias – Villa Filirea: loggia



5 - Costa Rei – Cala Sinzias – Villa Filirea: bedroom



Castiadas and its beaches

The village of **Castiadas** consists of some agricultural centres scattered in the plain of **Sarrabus**, the region south-east of **Sardinia**. The area is **rich in brooks**, and is quite varied (plains, hilly areas and beaches) and is barely changed even after the **agrarian transformation (during the 50s)**. The territory is divided into 5 centres and some smaller ones.

The village is 67 km from Cagliari, 23 Km. from Villasimius, 27 km. from Muravera and 11 km. ca. from Costa Rei.

A large area of the territory of Castiadas is part of **Parco dei Sette Fratelli - Monte Genis**, a real natural monument with its beautiful **state forests and its various protected animal**. Water is one of the most fascinating elements of these forests, rich in **natural springs**. Finally the **deep waters**, covered by dense Posidonia forests, are **a real paradise** in this area.

Beaches: 13 kilometers of coastline offer beautiful beaches and coves. Amid green landscapes the blue of sea stands out on the golden whiteness of fine sand and the colors of granite rocks. The beaches are all accessible with roads and have large space for parking. The many coves on the contrary can be reached by sea, or walking along the paths.

Almost all the beaches have kiosks and services and are quiet even in August. **From North to South: Beach S. Giusta** (1.2 km) south of Costa Rei, the **Scoglio di Peppino** (or Punta Santa Giusta), **Beach Monte Turno** (or S. Elmo) (550 m.), **Beach Cala Marina** (or San Pietro) (1 km, **Beach Cala Sinzias** (800 m.), **Beach Cala Pira** (400 m.).

Services: The accommodations in Castiadas meet every need. Given the agricultural vocation of the area can offer great hospitality (bio food and natural products). Two campsites in Cala Sinzias. Sea and countryside guided tours, hiking, and diving.



6 - Costa Rei – Cala Sinzias – Villa Filireia: barbecue area



PIANTA PIANO TERRA

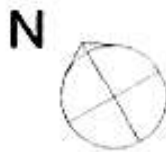
Hm = 2.70 mt



strada di lottizzazione condominiale
LOC. CALA SINZIAS

PIANTA PIANO S1

H= 2.40 mt



7 - Costa Rei - Cala Sinzias - Villa Filirea