



## Villa Monti

In **Chia**, one of the most beautiful places on the **southern coast of Sardinia**, we offer a nice **detached villa** with a **magnificent sea view**.



1 – Chia – Domus de Maria – Villa Monti: sea view terrace

### a striking view of the coast of Chia in Sardinia

In **Chia**, on the **southern coast of Sardinia**, Villa Monti is a **refined single-family villa** in a **magnificent panoramic location** with sea views, in Via Monti.

### in a nice single-family villa with a large sea view terrace

The villa was built in a **900 sqm lot** and has **three independent floors**, totalizing **175 sqm**.

On the **75 sqm ground floor** we find a **living area** with **fireplace** and open **kitchen**, **three bedrooms** and **two bathrooms**.

**Outside** there are a 30 sqm covered **veranda**, a large **sea view terrace** with the **barbecue** area, and a large **garden**, where a **swimming pool** can be built.

The **upper floor** has an **independent access** and houses a **25 sqm mezzanine** with a **bedroom**, a **bathroom** and a small **terrace**.

On the **floor below, not communicating**, there is another **75 sqm apartment**, consisting of a large **living room** with open **kitchen**, a large **bedroom**, and a **bathroom**.



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2 – Chia – Domus de Maria – Villa Monti: sea view terrace

## top quality features, and a nice garden with possible pool

**Villa Monti** features an **excellent general state**, **high quality finishes** in stone and wood, and **equipment** like:

- \* new water reserve
- \* new solar thermal system and air conditioning
- \* outdoor shower
- \* parking area
- \* already underway process for building a swimming pool.

The property has **habitability certificate**.

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

Price: euro 640,000.

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3 – Chia – Domus de Maria – Villa Monti: the covered veranda



4 – Chia – Domus de Maria – Villa Monti. dining area with fireplace



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5 - Chia - Domus de Maria - Villa Monti: bedroom



6 - Chia - Domus de Maria - Villa Monti: drivable entrance



### **short info Chia**

Chia, the main access to the sea of the village Domus de Maria, is a beautiful seaside location, which combines the beauty of nature (beaches, dunes, inland forests) with the charm of history (the ruins of the Phoenician-Punic city Bithia and Nora).

From the promontory of Torre di Chia, towards the cliffs of Capo Teulada and the port of Teulada, all along the coast you find a crystalline sea and beautiful white sandy beaches, dunes, inlets, islands and bays.

#### **Beaches nearby Chia:**

Chia Beach or Marina (Domus De Maria); Spiaggetta de Su Cardolinu: (1,8 km. South of Chia) Beach La Colonia (1.3 km away. SE of the village of Chia, to the right of the tower Spanish).

The Pond Chia: to the west, separated from the sea by a sandy strip. The Pond of Chia houses among rushes and reeds pink flamingos and other wading birds.

Beach del Morto (2 km. south of Chia, left of Beach Porto Campana); Beach de Su Giudeu (or de Su Stangioni de Sali - Domus De Maria – about 2 km. SE of Chia); Behind the beach, on the left there is the pond Stangioni de su Sali; Beach of Porto Campana (about 2km. SE of Chia ), Cala Cipolla (or beach of Portu Simoni Cibudda - 4km. SE of Chia, after the beach of Su Giudeu); Beach Capo Teulada (Teulada) the most eastern promontory of Sardinia. The picturesque hinterland opens onto the ports Zafferano (to the east) and Cogolidus (west). Beach of the cove of Porto Scudo is closed by the promontories of Punta della Torre and Punta de Su Portu. Easily accessible, the other wide beach further east, at Porto Teulada, with a view of the nearby Isola Ruia.

#### **Services:**

Chia, Pula and many tourist centers in the surrounding area and along the coast are able to truly satisfy any tourist demand combining varied and interesting cultural opportunities with entertainment activities. Accommodation of all types: residences, hotels, campsites, cottages, B&Bs, holiday homes. Tourist services. Bathing services. Catering for all tastes. Production and sale of craft products. Sports: football, tennis, basketball, golf (Is Molas Golf Club). Outdoor activities: diving, boat rental, excursions in the lagoon, hiking, ippo-trekking, mountain biking and off-road excursions in the Sulcis Park.

**Is Molas Golf Club** (Pula, loc. Is Molas - ss195 km 30.6): 18 holes - Par 72 - sqm. 6383, is considered one of the best in Italy. It is set in an area of 600 acres in the green of the Mediterranean flora and overlooks the Beach S. Margherita di Pula.

**Ports:** Marina Cala Verde (S. Margherita di Pula), open all year round. Marina Foxi (Sarroch): Marina Perd'e Sali (Sarroch). Port of Teulada.

**Cheerful nightlife** in the several bars, pizzerias and discos. The events of July and August are numerous: musical events (eg Jazz Festival Sant'Anna Arresi), theater and folklore.

In summer Festivals of theatre and of music take place in the Roman theatre of the archaeological site Nora.



7 - Chia – Domus de Maria – Villa Monti: sea view from the terrace