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+39 070 748016

info@sardahousing.com

Casa La Palma

Along **Quartu Coast**, **200 m from the sea**, we offer a **two-level house with two apartments**, both for sale separately, with **garden**, and **sea view roof terrace**.



1 – Quartu Coast - Soru e Mari - House La Palma

a house with two apartments 200 m to the beach

In **Località Soru e Mari**, in **Quartu S. Elena**, **200 m to the sea**, near Market Majorca, **House Palma** is a two-level house of the late 60s consisting of **two independent 5-room apartments**, both for sale **also separately**.

perfect to open a B&B or for seaside holidays close to town

The **140 sqm ground floor apartment** has a large **living room**, **kitchen**, **three large bedrooms**, **two bathrooms**, a **30 sqm loggia**, and a **200 sqm garden** with independent **drive way**.

The **140 sqm upstairs apartment**, with a **separate entrance** in the stairs, has the same number of rooms, and a **25 sqm level terrace** of angular shape, and a **8 sqm back balcony**.

The upper level **also** includes a **140 sqm roof terrace with sea views**, and easy access from the common stairs.

The apartments are **habitable**, but **to be renewed** since they are in the original state.

Energy Class G, IPE> 175 kWh / sq m year - data pending certification.

Price for each apartment: euro175.000.

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2 – Quartu Coast - Soru e Mari - House La Palma: sea view from roof terrace



3 - Quartu Coast - Soru e Mari - House La Palma



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4 - Quartu Coast - Soru e Mari - House La Palma: garden



5 - Quartu Coast - Soru e Mari - House La Palma: living room on the ground floor



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6 - Quartu Coast - Soru e Mari - House La Palma: kitchen on the ground floor



7 – Quartu Coast - Soru e Mari - House La Palma: bedroom upstairs



Quartu S. Elena info

With some 70000 inhabitants, Quartu Sant'Elena is the **third largest city in Sardinia** after Cagliari and Sassari. Until the '60s its economic life was mainly based on agriculture, handicrafts and salt extraction. The proximity to Cagliari favored a rapid urban and demographic expansion that in a few decades changed a quiet rural village into a real town, involving also its shoreline.

The nature parks

Being in the centre of an **integrated system of nature parks**, Quartu territory is rich natural and environmental attractions.

On the banks of the homonymous pond the park **Molentargius** is together with the **Beach Poetto** and the **abandoned salt-pans** a protected wetland, where rare species of birds and **a colony of pink flamingos** live and nest, a real paradise for birdwatchers who dare to venture into the reeds of the surrounding marsh. The hinterland east of the city is part of the **Park Sette Fratelli**, a mountain area covered with forests dotted with springs, waterfalls, cliffs, natural sculptures in granite, and Mediterranean. It is the ideal place for walking, hiking, trekking and exciting adventures in search of the rare deer, or of the many wild boars.

The coast and the beaches

26 kilometers of coastline are part of the territory of Quartu S. Elena. From the environmental point of view, the Quartu coast is very impressive, with high cliffs onto the sea which alternate with beaches of fine sand.

The main **beach** is certainly **Poetto**, the largest and most popular town beach, since it is very well served by public transport. The part of the beach of Quartu extends up to the beach **Margine Rosso**. Going on north we find the beaches of **Cala Regina**, **Is Mortorius**, of **Kal'e Moru**, of **Capitana**, of **Terra Mala**, and of **Murtaucci**. The beaches of Poetto and of Murtaucci have been awarded the **European Blue Flag**. Almost all the beaches are equipped with all services and all are accessible by public urban transport, up to Terra Mala.

The hinterland of the Costa

Finally, we find the several nice residential areas that are uphill the coast. Developed in more or less recent times, following the expansion of the town, they are groups of houses between the sea, never too far away, and the hilly Mediterranean countryside, at the foot of the protected area of the **Park of Sette Fratelli**. Here is an oasis of silence, quiet, fragrances, and, often, breathtaking views over the whole coast.



Beach S'Oru e Mari