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## Villa Ortensia

In S. Margherita di Pula, along southern coast in **Sardinia**, a nice Villa **250 m to the sea**, inside the exclusive condo Comunione **Pineta Is Morus**.



1 – S. Margherita di Pula - Condominio Pineta Is Morus: Villa Ortensia: 250 m to the beach

## 250 m to the beach, in a private condominium

**Villa Ortensia** is a **wonderful seaside home** located inside the condo Comunione Pineta Is Morus, with access restricted to residents only, **in the pine forest of S. Margherita di Pula**.

## a villa with a large Mediterranean garden and every comfort

**250 m to the sea**, Villa Ortensia is on **two levels for 180 sqm totally**, and has a large **patio**, a rear **porch** and a **1000 sqm Mediterranean garden**.

Villa Ortensia consists of a large **living room with fireplace**, **five bedrooms** (four double bedrooms, and one single bedroom), a well-equipped **kitchen** and **three bathrooms**.

The villa features every comfort: **air conditioning**, **barbecue**, outdoor hot/cold shower, and **three parking spaces**.

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

**Price: euro760000**

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2 – S. Margherita di Pula - Condominio Pineta Is Morus: Villa Ortensia: veranda



3 – S. Margherita di Pula - Condominio Pineta Is Morus: Villa Ortensia: living room with fireplace





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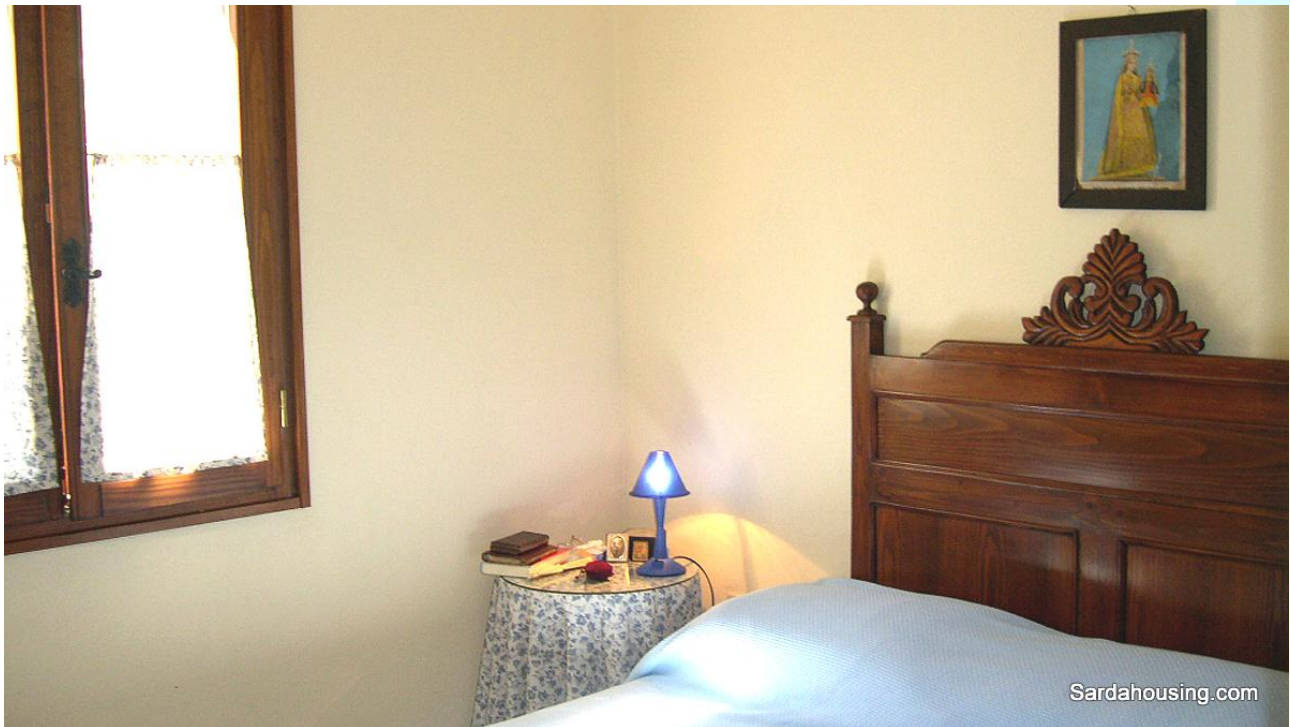
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4 – S. Margherita di Pula - Condominio Pineta Is Morus: Villa Ortensia: kitchen



5 - S. Margherita di Pula - Condominio Pineta Is Morus: Villa Ortensia: veranda and outdoor kitchen



6 - S. Margherita di Pula - Condominio Pineta Is Morus: Villa Ortensia: double bedroom

### **S. Margherita di Pula short info**

In one of the most beautiful coastlines in **southern Sardinia** this is an **oasis for calm and relaxing holidays**, just a few dozen kilometres from Cagliari, but **away from crowded beaches and stress**.

**Soft and golden sand** that dives in shallow, warm and clear waters **for nearly ten kilometres**, this is **Santa Margherita**, a pearl of southern Sardinia and a **symbol of Pula**, extending **westward** to another wonder of the island: the **coast of Chia** (in the territory of Domus de Maria).

The **long series of bays and beaches** that forms the coastline of Santa Margherita di Pula takes its name from the various areas that face it, which in turn host **the most luxurious and renowned resorts in Sardinia**, target of characters of the show, cinema, sports and high finance.

You reach the beaches along the **many narrow roads** that border the hotels or pass **through the pinewoods** where **unsuspected condos, villas and holiday apartments** are hidden.

**Unforgettable places**, coves with whitewashed sandy tongues, a winding coast, and a **transparent seawater** make Santa Margherita di Pula a favorite place, even in autumn and in winter, for those who love **surf, snorkeling, underwater fishing, or outdoor activity**.

Those who love **nature walks** can explore the tree-lined avenue leading to Nora and discover the remains of the ancient Phoenician-Punic and Roman town in the **archaeological park of Nora**, the beach and the little church of **Sant'Efisio**, the **beach of Su Guventeddu**, that is highly appreciated by kite and wind surfers, and finally the **lagoon of Nora**, a system of canal and small islands that host a lush Mediterranean vegetation and many species of birds.

Just a short walk from Santa Margherita there is also the **Pulese movida**, with events, aperitifs and music in Piazza del Popolo and Piazza di Chiesa.





7 - S. Margherita di Pula - Condominio Pineta Is Morus: Villa Ortensia: Beach Is Morus

### **Comunione Pineta Is Morus**

On the **south-western coast of Sardinia**, along the SS 195 at **km 37.8** there is the "Comunione Pineta Is Morus", not far from Forte Village, the Hotel Is Morus, the Is Molas Golf Club, and just 15 minutes drive from the beautiful beaches of Chia.

Pineta Is Morus is a **private condominium** with **pine woods** and **Mediterranean bush**, and streets framed by **oleanders**. **Access** to Pineta Is Morus is **restricted to owners or residents**.

Inside the condo there are a fully equipped **sports centre** with club house, where you can practice **tennis, football, soccer, basketball** and **volleyball**, and a **playground** for children.

**The beach** is **reserved to the residents** and during the summer is served by a **kiosk** where you can buy drinks, ice cream and snacks.

Pineta Is Morus is served by a **market** that is open every day and offers great fresh produce and delicacies, as well as newspapers and cigarettes.



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8 - S. Margherita di Pula - Condominio Pineta Is Morus: Villa Ortensia