



sardahousing.com

+39 070 748016

info@sardahousing.com

Stone Villas

Five minutes to the sea, in Località **San Pietro, Costa Rei**, in **Sardinia**, we offer various **villas with pool** to be built **between the green of the forest and the blue of the sea**.



1 – Castiadas – Località Cala Sinzias – Stone Villas

between the green of the forest and the blue of the sea

Stone Villas are located in a **new residential area** on a large stone shield, **where nature reigns** and offers visions of **primordial landscapes** from suggestive close-ups of bare stone.

a home conceived to live at best surrounding nature

Just five minutes to the sea, in Località **San Pietro in Castiadas - Sardinia**, Stone Villas are **splendid residences**, finished with **quality materials**, **conceived for integration in the natural environment** that surrounds them.

with visions of primordial landscapes from patio and pool

Built according to the needs of the buyers, the villas will anyway have a **common inspiration: the large patio**, which **dominates the landscape**, will be the most lived-in space and **an integral part of everyday life**.

The living room wedges in the patio and divides it into **two distinct parts**, **one** that **recalls the nearby forest** with an impressive olive tree, **the other one** that **recalls the sea** with a large infinity pool.

built in various sizes and types, on demand of buyers

The villas will be **built according to** the personalized **needs of the owners** and have various sizes, **from 3 to 5 bedrooms**, from 3 to 5 bathrooms, **living room, dining room, kitchenette, veranda, garden, private swimming pool, parking space**.



sardahousing.com

+39 070 748016

info@sardahousing.com



2 – Castiadas – Località Cala Sinzias – Stone Villas: a view from a swimming pool

All villas are **finished in Sardinian granite**.

This is a **very high level subdivision** from every point of view.

five minute so the beach, on south-eastern coast in Sardinia

The villas are **2300 m to the beach** and **7 km to the village**.

The village of **Castiadas** is 67 km to Cagliari, 23 km to Villasimius, 27 km to Muravera and about 11 km to Costa Rei.

Energy Class G, IPE > 175 kWh/m² per year - data awaiting certification.

Price: starting from euro 750,000.

info@sardahousing.com - www.sardahousing.com



3 - Castiadas – Località Cala Sinzias – Stone Villas



sardahousing.com

+39 070 748016

info@sardahousing.com



4 - Castiadas – Località Cala Sinzias – Stone Villas



5 - Castiadas – Località Cala Sinzias – Stone Villas



sardahousing.com

+39 070 748016

info@sardahousing.com



6 - Castiadas – Località Cala Sinzias – Stone Villas



7 - Castiadas – Località Cala Sinzias – Stone Villas



sardahousing.com

+39 070 748016

info@sardahousing.com



8 - Castiadas – Località Cala Sinzias – Stone Villas



9 - Castiadas – Località Cala Sinzias – Stone Villas: veranda and patio



sardahousing.com

+39 070 748016

info@sardahousing.com



10 - Castiadas – Località Cala Sinzias – Stone Villas living room with views of the forest and the pool



11 - Castiadas – Località Cala Sinzias – Stone Villas : veranda and barbecue



sardahousing.com

+39 070 748016

info@sardahousing.com



12 - Castiadas – Località Cala Sinzias – Stone Villas: dining area with kitchenette



13 - Castiadas – Località Cala Sinzias – Stone Villas: veranda and patio



sardahousing.com

+39 070 748016

info@sardahousing.com



14 - Castiadas – Località Cala Sinzias – Stone Villas by night



15 - Castiadas – Località Cala Sinzias – Stone Villas: Sardinian granite stone for external finishing



sardahousing.com

+39 070 748016

info@sardahousing.com



16 - Castiadas – Località Cala Sinzias – Stone Villas: garden



17 - Castiadas – Località Cala Sinzias – Stone Villas: veranda and patio



18 - Castiadas – Località Cala Sinzias – Stone Villas: garden facing the forest

Castiadas info

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**.

The area was inhabited since the Neolithic Age (third millennium BC) and during the Nuragic Age (as evidenced by the numerous remains of nuraghe and underground burials).

Almost abandoned in the late sixteenth century, **the area relives in the second half of the '800**, thanks to a **farming penal colony** (closed in 1956) and its reclamation. Today's villages of the area are the result of the various actions during these years. The buildings of the former penal colony, partially restored and transformed into a museum, as well as the roads, and bridges of the surrounding countryside reflect this recent past.

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** (including the Sardinian deer). In an arid Island such as Sardinia, water is one of the most fascinating element of these forests, rich in **natural springs**. A real paradise are finally the **deep waters** covered by dense Posidonia forests.

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 of 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.



sardahousing.com

+39 070 748016 info@sardahousing.com



19 - Castiadas – Località Cala Sinzias – Stone Villas: 2300 m to the beach, bordering the forest



Beach of Cala Sinzias - Castiadas