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## Buildings Le Colonie

In **Carloforte**, on Island of San Pietro in **Sardinia**, we offer a **seafront complex** of buildings, **being redeveloped** into **residential units**.



1 – Carloforte – Isola S. Pietro – Complesso Le Colonie

### large surfaces under renovation, directly on the sea

In **Carloforte**, on the **Island of S. Pietro** south-west of **Sardinia**, the complex of buildings Le Colonie is situated **directly in front of the sea** in an area near the village that is part of an **urban area C**.

### housing units of various types, perfect for any need

More than **3,200 sqm of built area** are being redeveloped into residential or tourist complex, which will include **24 housing units of various types**, from two to four rooms, with the possibility of purchasing **cellars of various sizes** separately.

If the condominium decides, **swimming pools** can be built.

There is a **beach** at the rear of the complex.

Cars cannot access the houses, but stop in the **parking lot at the entrance**.

### in a perfect location for residential or tourist use

The **beautiful location** and the **perfect privacy** make this property a surely successful investment.



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## renovation work is almost completed

The photos are not updated: the **works are practically completed**.

Energy class G. IPE > 175 Kwh/m2 per year - data awaiting certification.

You find below the general floor plans and plans of some apartments, followed by renderings of their corresponding position in the complex.

**Prices of the available apartments, which include 1 private parking space and solar and photovoltaic panels:**

Apartment 13 - Euro 350,000 + VAT with sea view;

Apartment 14 - Euro 350,000 + VAT with sea view;

Apartment 19 - Euro 250,000 + VAT (rather large internal courtyard, with double garden).

**Prices of the cellars** with availability to be checked on buying: n. 2 cellars, to be paid separately, euro 12,500 + VAT each.

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20 - Carloforte – Isola S. Pietro – Buildings Le Colonie



21- Carloforte – Isola S. Pietro – Sea front Buildings Le Colonie (before renovation)

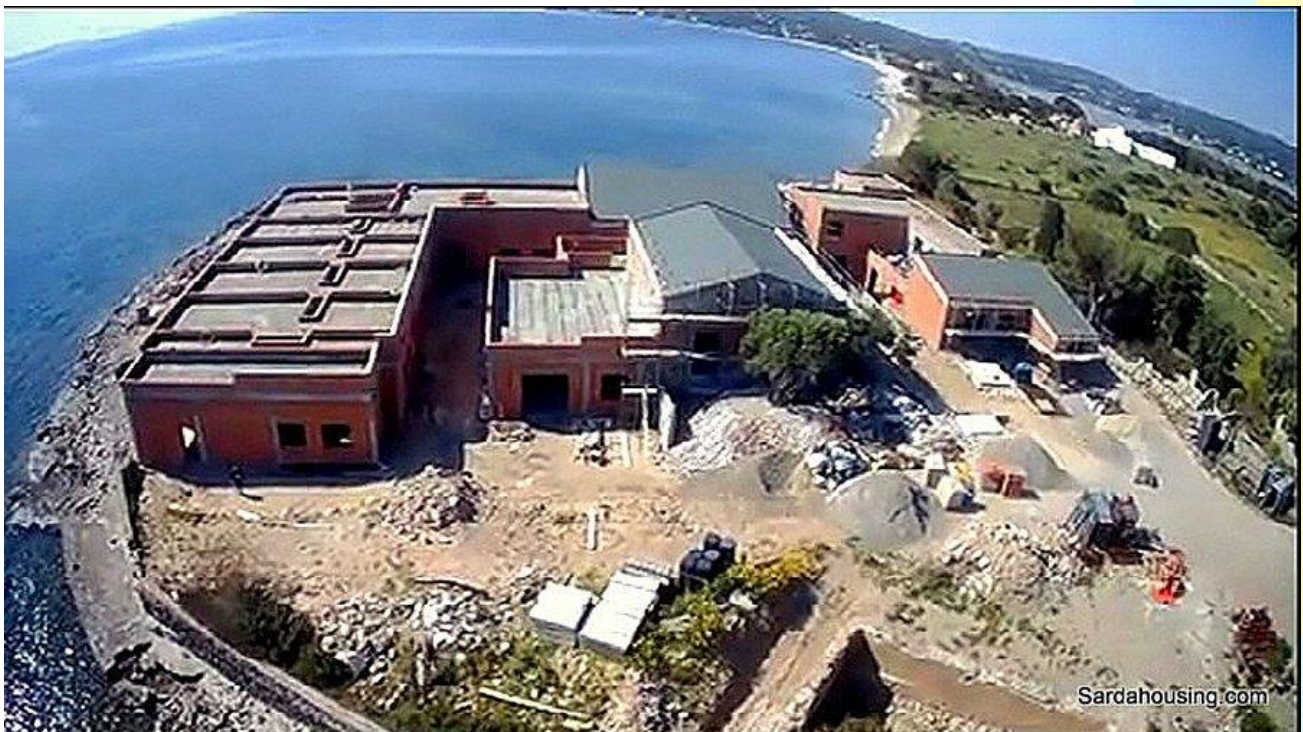


22- Carloforte – Isola S. Pietro – Buildings Le Colonie: (before renovation)





23 – Carloforte – Isola S. Pietro – Buildings Le Colonie: sea view (before renovation)



24 - Carloforte – Isola S. Pietro – Buildings Le Colonie





25 - Carloforte – Isola S. Pietro – Buildings Le Colonie (before renovation)



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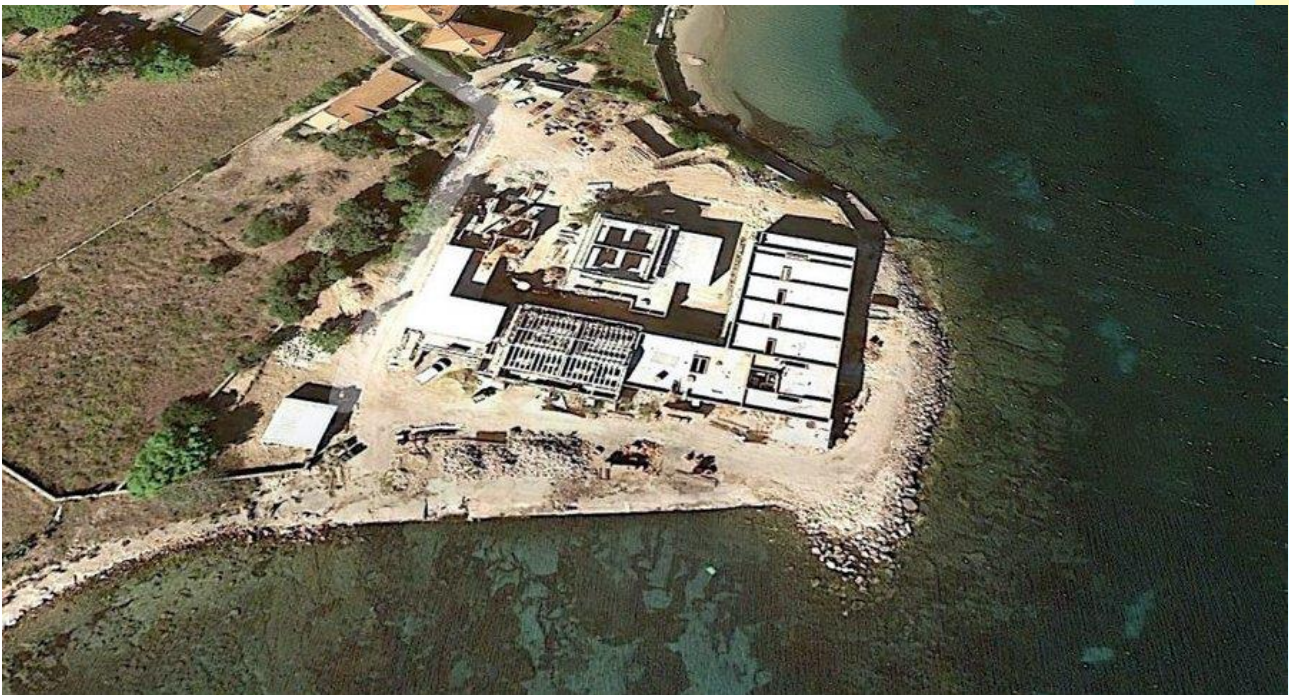


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### **Borgo Santa Barbara**

*Consisting of five large buildings, covered by roofs supported by wooden trusses, this complex in the nineteenth century was used as a deposit for the mineral extracted in the Sulcis Iglesiente area.*

*Still today you find in front of the building the Banchina dei Galanzieri, that was used in the past for loading and unloading the mineral. Around the 1950s the transport of minerals to Carloforte experienced a slow and inexorable decline, and the warehouses were abandoned and transformed into a marine colony for the miners' children, until the 1980s.*

*The restoration work fully preserves the original volumetric structure and aims to preserve the uniqueness of the original architectural features of this beautiful 19th century complex as much as possible in the redevelopment work.*

### **Info Carloforte - Isola di S. Pietro - Sulcis**

*The only inhabited centre of the island, Carloforte is now one of the most characteristic and most popular tourist destinations in Sardinia.*

*The Ligurian origins of this small town are still traceable in its port and language. As a matter of fact, beside tourism, its local business still centres on port and tuna fishing. The coasts of the island alternate beaches and picturesque rocky coves in the blue sea, contrasting to the rugged hinterland countryside, dense of Mediterranean scrub. The Island of S. Pietro is the ideal place for those who want to enjoy the sea and have fun in summer, and for those who want to experience the direct contact with nature and the special atmosphere of the island in the other seasons.*

*San Pietro Island is a small island off the south-western coast of Sardinia. It can be reached in just half an hour by ferry from Portoscuso, near Carbonia, or from Calasetta on the island of Sant'Antioco. It is 77 km from Cagliari port and airport.*