



sardahousing.com

+39 070 748016

info@sardahousing.com

Villa with swimming pool in Tiria

In **Borgata Tiria**, a few kilometres from **Oristano**, we offer a beautiful **villa with garden and swimming pool** that combines **modernity and environmental sustainability in perfect synergy**.



1 - Tiria, Palmas Arborea, Oristano - Villa with pool

The **single-family villa** is located in Borgata **Tiria**, in **Palmas Arborea**, eleven kilometres to **Oristano**.

Surrounded by greenery in a **1000 sqm plot**, this **165 sqm villa** includes also a **90 sqm veranda**, a **10 sqm laundry**, a beautiful equipped **barbecue area** and two **parking shelters** of about **55 sqm**.

In the front garden we also find the **4.50x12.50 metre swimming pool**.

large indoor and outdoor spaces in the peace of nature

Interiors

The **interiors**, on a single **ground level**, are so arranged: the entrance leads to the **living room with fireplace** and to the **dining/kitchen area** (both facing south). Adjacent to the kitchen there is a **barbecue area** that is covered with a masonry shelter and protected with a large motorized sun screen. Also equipped with a wood oven and a sink, this area **can be easily used as an outdoor kitchen**. The remaining interior space includes **three bedrooms**, **two bathrooms**, a **walk-in closet** and a **storage room**.

a perfect synergy between modern technology and sustainability

Energy Saving

The interiors layout, the **cutting-edge construction techniques** and the **materials** used, and the **fine finishes** make this house a real example of **extreme comfort combined with low environmental impact**.

In fact, construction systems have been used that guarantee **maximum insulation and energy savings**.



- ⑦ The **window frames**, for example, as well as the full-height windows, are made of 75 mm aluminium with thermal break, low-emission shatterproof glass and insulated aluminium shutters with electric movement, with home automation system. In addition, there are electric roller blinds equipped with radio control to shield the windows in the living area from the sun.
- ⑦ The **shelter on the living area** was built according to the inclination of the sun in the different seasons, so that in summer, with the highest sun, the house is in the shade, while in winter, with the lowest sun, it is flooded by light and heat. To give an example: in winter, on a sunny day, with an outside temperature of 7 degrees, inside it is 26 degrees with the heating off.
- ⑦ The **air conditioning system** is made of five Daikin floor heat pumps, with very high efficiency. In addition, the house has an automated **air exchange system** thanks to which you can always count on an oxygenated and healthy home without having to open the windows, to the benefit of energy savings.



2 - Tiria, Palmas Arborea, Oristano - Villa with pool

luxury finishes and top quality materials

The **finishes** are valuable and made with high quality materials. All **interior doors** are sliding, recessed, handcrafted in light oak, with horizontal aluminium profiles. The **floor** is made of wood.

systems with low environmental impact

The electrical system is powered by **photovoltaic panels** for a power of 6Kw. The solar thermal is predisposed.

In the **garden** with lawn we find a rear flowerbed which can also be used to cultivate a small vegetable garden. They both have automatic irrigation powered by an artesian well.

The garden has also an electric gate and lighting with low-consumption spotlights with automated differentiated ignition.

The drinking **water supply** and the **sewage system** are directly connected to the Abbanoa network.



sardahousing.com

+39 070 748016

info@sardahousing.com



3 - Tiria, Palmas Arborea, Oristano - Villa with pool

Swimming pool

The **swimming pool** (4.50x12.50 m) is realised with two heights (140 and 190 cm) and is built with insulating blocks with load-bearing concrete. A **walkway** surrounds the perimeter of the pool and a concrete **platform** is designed for the insertion of two sun umbrellas and the arrangement of sun loungers.



4 - Tiria, Palmas Arborea, Oristano - Villa with pool



sardahousing.com

+39 070 748016

info@sardahousing.com



5 - Tiria, Palmas Arborea, Oristano - Villa with pool

- All built structures have **building permits**.
- The property has a **certificate of habitability**.
- The villa is sold NOT furnished.
- **Certified energy class A +.**

The **territory** of Tiria is flat and is mainly used for agriculture and grazing. The village of Tiria, which gravitates around the church of the Beata Vergine Maria, is a **quiet residential district** where you can enjoy nature, peacefulness and the food and wine specialties of the Campidano of Oristano

Price: euro 485000.

info@sardahousing.com - www.sardahousing.com



6 - Tiria, Palmas Arborea, Oristano - Villa with pool



sardahousing.com

+39 070 748016

info@sardahousing.com



7 - Tiria, Palmas Arborea, Oristano - Villa with pool



8 - - Tiria, Palmas Arborea, Oristano - Villa with pool



sardahousing.com

+39 070 748016 info@sardahousing.com



9 - Tiria, Palmas Arborea, Oristano - Villa with pool



10 - Tiria, Palmas Arborea, Oristano - Villa with pool



sardahousing.com

+39 070 748016 info@sardahousing.com



11 - - Tiria, Palmas Arborea, Oristano - Villa with pool



12 - Tiria, Palmas Arborea, Oristano - Villa with pool: laundry room



sardahousing.com

+39 070 748016

info@sardahousing.com



13 - Tiria, Palmas Arborea, Oristano - Villa with pool



14 - Tiria, Palmas Arborea, Oristano - Villa with pool



sardahousing.com

+39 070 748016

info@sardahousing.com



15 - Tiria, Palmas Arborea, Oristano - Villa with pool



16 - Tiria, Palmas Arborea, Oristano - Villa with pool



sardahousing.com

+39 070 748016

info@sardahousing.com



17 - Tiria, Palmas Arborea, Oristano - Villa with pool: grazings around



18 - Tiria, Palmas Arborea, Oristano - Villa with pool: living room



sardahousing.com

+39 070 748016

info@sardahousing.com



19 - Tiria, Palmas Arborea, Oristano - Villa with pool: living room



20 - Tiria, Palmas Arborea, Oristano - Villa with pool: living room



sardahousing.com

+39 070 748016

info@sardahousing.com



21 - Tiria, Palmas Arborea, Oristano - Villa with pool: living room



22 - Tiria, Palmas Arborea, Oristano - Villa with pool: living room



sardahousing.com

+39 070 748016

info@sardahousing.com



23 - Tiria, Palmas Arborea, Oristano - Villa with pool: living room



24 - Tiria, Palmas Arborea, Oristano - Villa with pool: living room, the fireplace



sardahousing.com

+39 070 748016

info@sardahousing.com



25 - Tiria, Palmas Arborea, Oristano - Villa with pool: living room, air co



26 - Tiria, Palmas Arborea, Oristano - Villa with pool: dining area



sardahousing.com

+39 070 748016

info@sardahousing.com



27 - Tiria, Palmas Arborea, Oristano - Villa with pool: dining area



28 - Tiria, Palmas Arborea, Oristano - Villa with pool: dining area



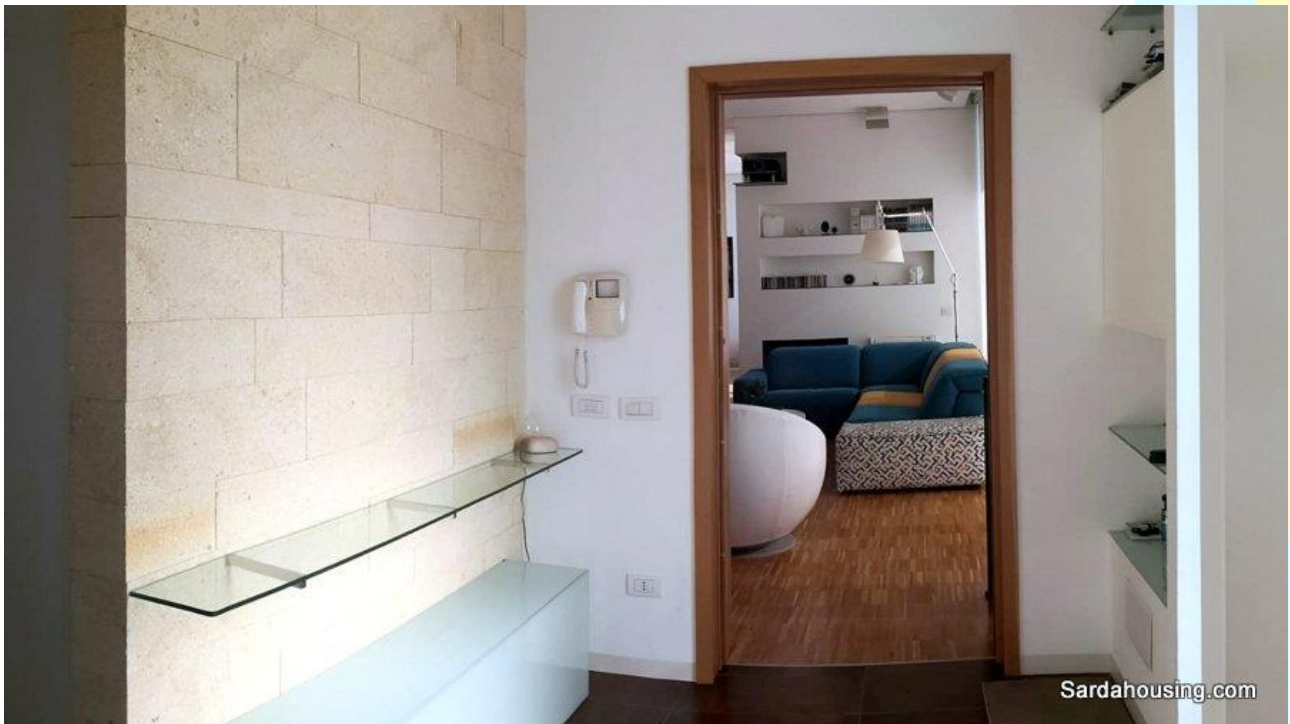
sardahousing.com

+39 070 748016

info@sardahousing.com



29 - Tiria, Palmas Arborea, Oristano - Villa with pool: entrance



30 - Tiria, Palmas Arborea, Oristano - Villa with pool: entrance



sardahousing.com

+39 070 748016 info@sardahousing.com



31 - Tiria, Palmas Arborea, Oristano - Villa with pool: kitchen area



32 - Tiria, Palmas Arborea, Oristano - Villa with pool: kitchen area



sardahousing.com

+39 070 748016

info@sardahousing.com



33 - Tiria, Palmas Arborea, Oristano - Villa with pool: bedroom



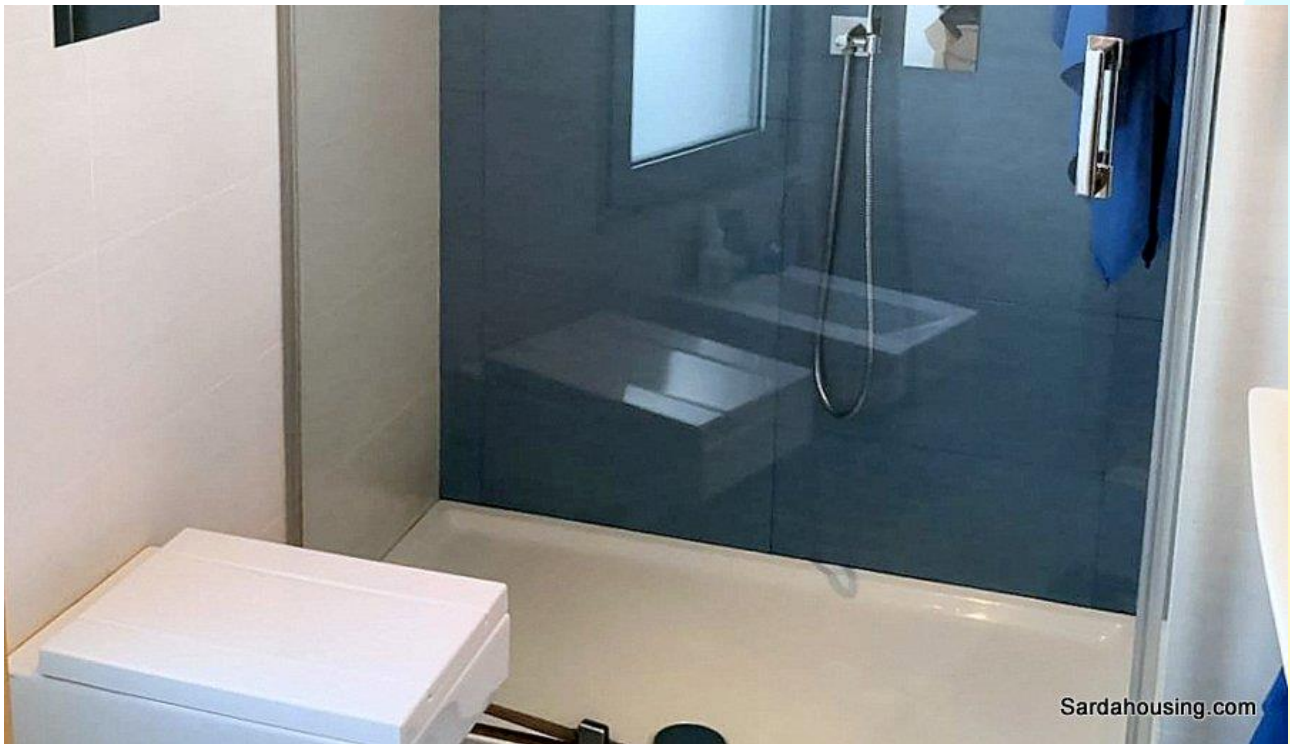
34 - Tiria, Palmas Arborea, Oristano - Villa with pool: walk-in closet



sardahousing.com

+39 070 748016

info@sardahousing.com



35 - - Tiria, Palmas Arborea, Oristano - Villa with pool: bathroom



36 - Tiria, Palmas Arborea, Oristano - Villa with pool: bathroom



sardahousing.com

+39 070 748016 info@sardahousing.com



38 - Tiria, Palmas Arborea, Oristano - Villa with pool: bathroom



39 - Tiria, Palmas Arborea, Oristano - Villa with pool: external view



sardahousing.com

+39 070 748016

info@sardahousing.com



40 - - Tiria, Palmas Arborea, Oristano - Villa with pool: entrance gate and parking shelter



41 - - Tiria, Palmas Arborea, Oristano - Villa with pool on googlemap



info Palmas Arborea e Tiria

Located on the slopes of **Monte Arci**, in the province of **Oristano**, in **central-western Sardinia**, Palmas Arborea (in Campidanese Sardinian language Pramas), is a village of about 1,500 inhabitants.

The **local economy** is based on activities related to agriculture and livestock. Among the leading products we find the vine, and the excellent and renowned wine, the Sardinian artichoke, citrus fruits and orchids.

The settlement was **inhabited since the Nuragic era**, as evidenced by the findings of obsidian tools found in Monte Arci area, and some megalithic complexes.

The **old centre** of the village, which is characterized by houses in raw clay bricks (ladiri in Sardinian) is gathered around the parish church of Sant'Antioco Martire, the patron saint of the village who is celebrated on several occasions of the year with events with the songs and dances of the Sardinian tradition.

As to **nature beauties**, some areas are worthy of mention: the hill of volcanic origin **Monte Arci**, which is much appreciated by hikers, and the small body of water of the **Pauli Majori pond** which, together with the **Santa Giusta pond**, offers hospitality to various species (such as the mallard, the coot, the purple heron, the flamingo, the sultan, the rusty hunchback and the little egret): a real **paradise for birdwatchers**.

The hamlet of Tiria

Surrounded by the cultivation of vines and citrus fruits, at short distance from the **Torre Grande beach**, Tiria is a hamlet of the municipality of **Palmas Arborea** just six kilometres from the provincial capital **Oristano**, located between the **Santa Giusta pond** and the municipalities of **Simaxis** and **Villaurbana**.

The **territory** of Tiria is flat and is mainly used for agriculture and grazing. The village of Tiria is a **quiet residential district** where you can enjoy nature, peacefulness and the food and wine specialties of the Campidano of Oristano.



Pond of Pauli Majori