



sardahousing.com

+39 070 748016 info@sardahousing.com

Land Sulcitana

At the entrance to the village of **Pula**, along the Strada Statale Sulcitana 195, we offer a **large agricultural property with two unfinished buildings**.



1 – Pula – Land Sulcitana: both buildings

5 hectares land with two unfinished buildings

The Land Sulcitana is located **at the first entrance to Pula along the Strada Statale 195**.

The agricultural property is **five hectares** and includes **two unfinished buildings of 250 sqm each, for 500 sqm totally**. These buildings are **partly** registered as **residential use, 125 sqm**, and **partly** registered as **laboratory and agricultural storage, 375 sqm**.

The buildings are **in compliance** from an urban planning point of view and **regularly registered**.

close to the village Pula a to its beautiful beaches

The Land Sulcitana is located just **two minutes to the village** and **3 km to the beautiful beaches of Porto Columbu**.

perfectly suited to an agritourist activity

Considering the agricultural vocation of the territory, the proximity to the sea and to all the services of the village and the excellent visibility of the location facing the road, **the property is perfectly suited to an agritourist activity**.

Exempt from the obligation of energy certification.

Price: euro 430000.

info@sardahousing.com - www.sardahousing.com



sardahousing.com

+39 070 748016 info@sardahousing.com



Sardahousing.com

2 – Pula – Land Sulcitana: both buildings



Sardahousing.com

3 - Pula – Land Sulcitana: a building



Sardahousing.com

4 - Pula – Land Sulcitana: a building



Sardahousing.com

5 - Pula – Land Sulcitana: a building



6 - Pula – Land Sulcitana: a building



7 - Pula – Land Sulcitana: a building



8 - Pula – Land Sulcitana: a building



9 - Pula – Land Sulcitana: a building



10 - Pula – Land Sulcitana: from google



11 - Pula – Land Sulcitana: from google



12 - Pula – Land Sulcitana: from google



13 - Pula – Land Sulcitana: from google



14 - Pula – Land Sulcitana: from google



15 - Pula – Land Sulcitana: from google



16 - Pula – Land Sulcitana: from googlegoogle



17 - Pula – Land Sulcitana: rendering



18 - Pula – Land Sulcitana: rendering

Pula short info

Pula is a municipality located southwest of Cagliari. Born in the Middle Ages, the centre developed in the eighteenth century with an important agricultural vocation. In just a few decades, thanks to the development of an extraordinary land, has become an important tourist destination.

Famous for the important archaeological site of Nora, Pula houses remarkable finds also in the Museum Giovanni Patroni, in the centre of the village.

Near Nora we also find a small jewel of the twelfth century: the church of Saint Efsio, and the place of his martyrdom. It is the destination of the traditional rite of the pilgrimage that lot of people repeat each May since centuries, carrying the statue of the saint from the capital Cagliari to Nora. A fascinating Sagra where you can discover the true essence of these places.

Among the special features of Pula, the beautiful beaches of Santa Margherita and Su Gunventeddu, but also the lagoon of Nora, where is the Centre for Environmental Education, and the Forest Pixina Manna.

The village centre is built around the Piazza del Popolo, a real lounge where there are bars and restaurants and events on the stage right in the square for all summer. In the charming narrow streets of the centre there are numerous shops where you can go shopping.

The beaches of Pula

Behind the ancient, and still visitable, Phoenician town, we can bathe at the sea of the beach of Nora, right at the foot of the promontory of Capo Pula. This stretch of sand is bordered by a cliff from which the Spanish tower Coltellazzo seems to rise directly from the sea. The sea is characterized by shallow waters that hide the underwater ruins of Nora. The coast is a favorite destination for families and windsurfers.

Immersed in a large green pine forest is the beach of Santa Margherita di Pula. The white sandy beach offers various coves, like Cala d'Ostia and Cala Verde, where there is the marina. The coast is ideal for windsurfers, as well as for those who enjoy fishing and diving. Not far from the beach, the nuraghe Santa Margherita, still in excellent state, overlooks the sea.