



## Apartment Le Colonie

In **Carloforte**, on the **Island of San Pietro** in **Sardinia**, we offer **exclusive redeveloped apartment 20 metres to the sea** in a magnificent complex of buildings **by the sea**.



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

### large redeveloped surfaces, directly on the sea

Apartment Le Colonie is located inside a redeveloped complex of buildings **directly in front of the sea**, in an area near the village **Carloforte**, on the **Island of S. Pietro** south-west of **Sardinia**

### Available apartment: accommodation 19 (see plan)

Located inside the complex, in a **second row**, this **ground floor** apartment is about **20 metres to the sea** with **no sea view**.

This **82 sqm** apartment consists of **three rooms** (two bedrooms), **two bathrooms**, a **courtyard** and a **garden** (for about 33 sqm); it also includes 1 **private parking space** and has **solar and photovoltaic panels**.

### The residential complex by the sea

More than **3,200 sqm of built area** (the ancient Borgo Santa Barbara) were redeveloped into residential or tourist complex, which include 24 **housing units of various types**.

If the condominium decides, you can build **swimming pools**.

The **beach** is at the rear of the complex.

Cars do not disturb the **peace of the residence**, since they are not allowed to access the houses, but have to stop in the **parking lot at the entrance**.



sardahousing.com

+39 070 748016

info@sardahousing.com

## exclusive beautiful location and perfect privacy

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

These 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.

**Price: Euro 205,000 + VAT.**

[info@sardahousing.com](mailto:info@sardahousing.com) - [www.sardahousing.com](http://www.sardahousing.com)



2 - Carloforte – Isola S. Pietro – Complex Le Colonie



3 - Carloforte – Isola S. Pietro – Apartment Le Colonie





4 - Carloforte – Isola S. Pietro – Apartment Le Colonie



5 - Carloforte – Isola S. Pietro – Apartment Le Colonie



sardahousing.com

+39 070 748016 info@sardahousing.com



6 - Carloforte – Isola S. Pietro – Apartment Le Colonie



7 - Carloforte – Isola S. Pietro – Apartment Le Colonie



8 - Carloforte – Isola S. Pietro – Apartment Le Colonie



9 - Carloforte – Isola S. Pietro – Apartment Le Colonie





10– Carloforte – Isola S. Pietro – Le Colonie seafront complex (before works)



11– Carloforte – Isola S. Pietro – Le Colonie seafront complex (before works)



12 – Carloforte – Isola S. Pietro – Le Colonie seafront complex (before works)



13 - Carloforte – Isola S. Pietro – Le Colonie seafront complex





Sardahousing.com

14 - Carloforte – Isola S. Pietro – Le Colonie seafront complex



Sardahousing.com

15 - Carloforte – Isola S. Pietro – Le Colonie seafront complex





Sardahousing.com

16 - Carloforte – Isola S. Pietro – Le Colonie seafront complex



Sardahousing.com

17 - Carloforte – Isola S. Pietro – Le Colonie seafront complex





sardahousing.com

+39 070 748016 info@sardahousing.com



18 - Carloforte – Isola S. Pietro – Le Colonie seafront complex



19 - Carloforte – Isola S. Pietro – Le Colonie seafront complex





sardahousing.com

+39 070 748016 info@sardahousing.com



20 - Carloforte – Isola S. Pietro – Le Colonie seafront complex



21 - Carloforte – Isola S. Pietro – Le Colonie seafront complex





22 - Carloforte – Isola S. Pietro – Le Colonie seafront complex



23 - Carloforte – Isola S. Pietro – Le Colonie seafront complex





sardahousing.com

+39 070 748016 info@sardahousing.com



24 - Carloforte – Isola S. Pietro – Le Colonie seafront complex



25 - Carloforte – Isola S. Pietro – Le Colonie seafront complex





26 - Carloforte – Isola S. Pietro – Le Colonie seafront complex



27 - Carloforte – Isola S. Pietro – Le Colonie seafront complex





28 - Carloforte – Isola S. Pietro – Le Colonie seafront complex



29 - Carloforte – Isola S. Pietro – Le Colonie seafront complex





### **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.*

### **Short 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.*