

# Ville Casali®

Ref: 0644

Attic sale in Sardinia

€670.000,00

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**Area**

**Municipality**  
Alghero

**Province**  
Sassari

**Region**  
Sardinia

**Nation**  
Italy

**Building Surface:**  
109Mq

**Land Surface:**  
0Mq

**Energetic class**  
G

**Status**  
Perfect condition

**Agency**  
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## DESCRIPTION

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### **Beautiful penthouse for sale with sea view, is located in the municipality of the beautiful city of Alghero.**

Alghero is a town in the province of Sassari in the north of Sardinia, is also known as the small Barcelona, has a very varied natural landscape, from fine sandy beaches to cliffs with flat or very jagged rocks: it is especially appreciable the view from the sea, as it is possible to capture the variety of its coast mixed with vegetation, the typical Mediterranean scrub and the pine forest that often surrounds; much appreciated for its panorama is the promontory of Capo Caccia, with its now known cliff shaped as a sleeping giant that has become one of the symbols of Alghero, along with the precious red coral.

### **In exclusive context we offer for sale a two level attic with large terraces, a spectacular sea view over the entire gulf and Capo Caccia.**

The attic is located in a building of high quality and value.

Located a stone's throw from the white beach of Alghero beach, a few steps from the Busquet promenade and only 10 minutes walk from the historic center.

The luxury property is located on the fourth and fifth floor, consists of a large living room, living room, kitchen, two bedrooms, two bathrooms and spacious terraces for over 70 square meters. , is prepared for the creation of a third bedroom.

The interior finishes of the attic are also of a high standard, equipped with every comfort. Air conditioning, heating system, pellet stove, electric solar blinds with sensor, video intercom etc.

The attic is sold including double garage.

Disabled access, Lift, Luxury, Terrace Sea View

### **Excellent investment: 109 square meters, 2 bedrooms, 2 bathrooms, disabled access**

#### Railroad

In the Pietraia district there is the station of Alghero, the terminus of the narrow gauge railway for Sassari. The line is served by the trains of the ARST that connect Alghero with Olmedo and Sassari and with several stops in the countryside crossed, including those in the Algherese territory of Punta Moro and Mamuntanas.

#### Port

The port of call of the city is the Port of Porto Torres, just over 30 km from the center. In Alghero there is a port, but of a tourist type, and offers connections by sea between the city and the caves of Neptune.

#### Airport

At about 12 km from the center, near the fraction of Fertilia, there is the airport of Alghero-Fertilia, which guarantees connections between the city and various national and international destinations.

#### Urban mobility

The urban and interurban transport of Alghero are carried out with scheduled bus services.

Alghero is located in the north-western part of Sardinia, within the homonymous bay. Most of the territory north of the urban area is occupied by the plain of the Nurra. In the extreme fringe north-west rise the karst systems of Capo Caccia, Punta Giglio and Monte Doglia. Proceeding south of the city, you can see a territory formed mostly by vulcanites that form the highlands of Villanova Monte Leone and Bosa, from the last of which originate some waterways that favored agriculture.

Alghero is the third university city of Sardinia after Sassari and Cagliari, with the headquarters of the Department of Architecture, Design and Urban Planning of the University of Sassari. It is also home to the School for foreigners of Italian language and culture of Alghero, a strong tourist vocation and is one of the main destinations on the island.

The Mediterranean climate of Alghero is certainly mild due to the presence of the sea which, especially in winter, mitigates its temperatures.

The area of Capo Caccia with the opposite Isola Piana and the Gulf of Porto Conte is a site of primary naturalistic interest .

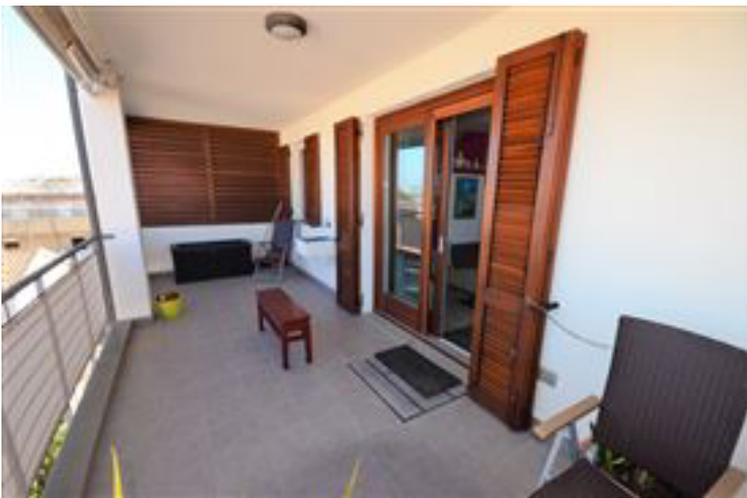
The particular geological conformation (karst origin) makes the area very rich in caves and ravines, still largely unexplored. The famous Caves of Neptune lie here, accessible both from the sea and from the ground (through the famous Escala del Cabirol, of 656 steps), and which offers inside a panorama of salt and pools, like the giant's pool, and stalactites and stalagmites of particular forms, such as the organ. On the eastern side of Capo Caccia, the Grotta dei Ricami and the Grotta Verde open up to the sea, reachable only by sea; in the first, numerous concretions gave rise to limestone embroideries.

The city, one of the main ones of Sardinia and fifth of the region by number of inhabitants, is one of the access gates to the Island, thanks to the airport that is located near Fertilia. It is the capital of the Riviera del Corallo, a name that derives from the fact that in the water there is the largest quantity of precious red coral of the finest quality, caught by underwater corals, activities that with processing and sale.

Another protected area where trekking is possible is the Arca di Noè, located not far from the hamlet of Tramarglio, the area is very large and includes Mount Timidone, Punta Cristallo, and the beautiful Cala d'Inferno, where the sheltered and crystalline sea allows snorkeling. Other recommended points for snorkeling are the Cala Dragunara, Punta Giglio, the two caves of the island of Foradada and Porto Conte, the largest natural harbor in the Mediterranean.

There are also numerous possibilities for lovers of diving with several kilometers of limestone cliffs overlooking the sea and the countless karstic caves, one of the most spectacular environments in the Mediterranean that offer a huge variety of marine fauna and flora, Red coral with expanded polyps in the ceiling of a submerged cave.





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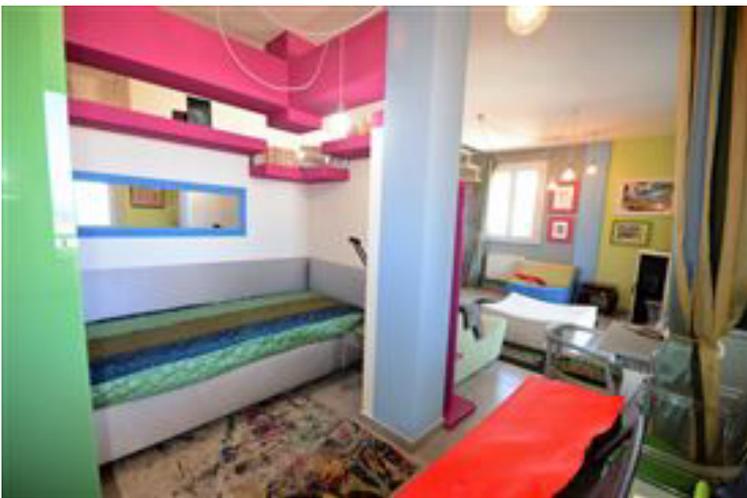


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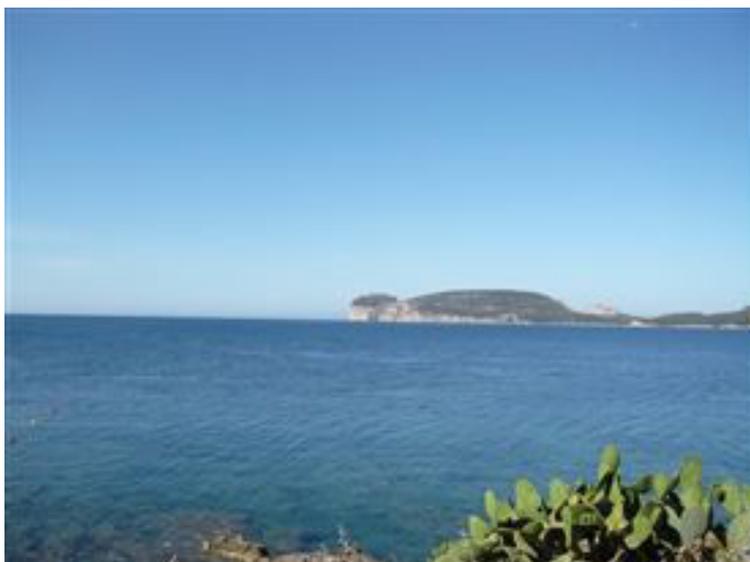


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