

# VILLA CICLAMINI



S'Ena e Sa Chitta

## CONTACTS:

+39 388 8538350

+39 335 5602201

ilariacagnacci@yahoo.it

## ADDRESS:

Via dei Ciclamini  
S'Ena e Sa Chitta (NU)

# S'Ena e Sa Chitta.

S'ena e Sa Chitta beach is characterized by fine, light-colored sand bathed by an iridescent sea with a gently sloping seabed towards the open sea. The beach forms a single shoreline with Capo Comino beach, is not very crowded even in high season, and in the immediate vicinity is the Salina Manna pond, where pink flamingos and herons dwell.

The beach joins a fabulous pine forest that stretches along the sea for four kilometers and leads to the small village of Santa Lucia, suitable for picnics, walks and mountain bike rides.





# The House.

4 bedrooms, 3 bathrooms, 2 gardens, 2 parking spaces

The house is located on the beach of S'Ena e Sa Chitta, as soon as you enter the front garden gate you will literally find yourself on the beach. The house is spread over two floors and accommodates a maximum of 8 people: on the ground floor (semi-basement) we have a double bedroom, a single with two beds, a bathroom equipped with a washing machine and a spacious living room with kitchen area.

Going up to the first floor we reach a pleasant living room whose large windows give a romantic sea view, a bedroom with a bunk bed and its own small bathroom, and finally a master bedroom with en suite bathroom, all accompanied by a veranda overlooking the sea.

Outside, the property has two parking spaces, a garden from which the house is accessed, and a beach-view front garden equipped with outdoor shower, chairs, sun loungers, barbecue, and table/chairs. The house is not equipped with wi-fi.

PRICE ASKED: 730,000 euros.









# Front garden.













# The terrace.





# Ground floor.

















# First floor.

























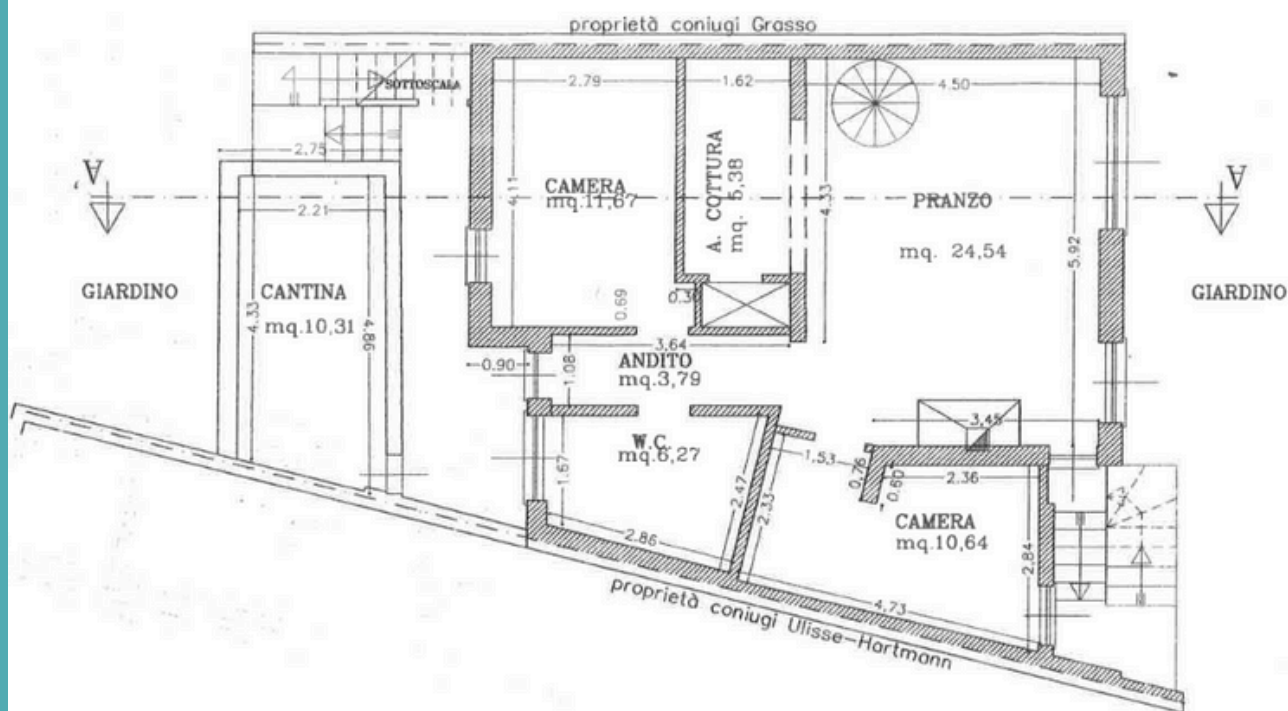
# Back garden.





# Plan ground floor

## PIANTA PIANO SEMINTERRATO



### QUADRO COMPARATIVO SUPERFICI PIANO SEMINTERRATO

#### Superfici da progetto approvato

Superfici non Residenziali mq. 56,11

#### Superfici stato attuale

Superfici Residenziali mq. 62,29  
di cui:

in ampliamento  
(mq. 62,29 - 56,11) = mq. 6,18

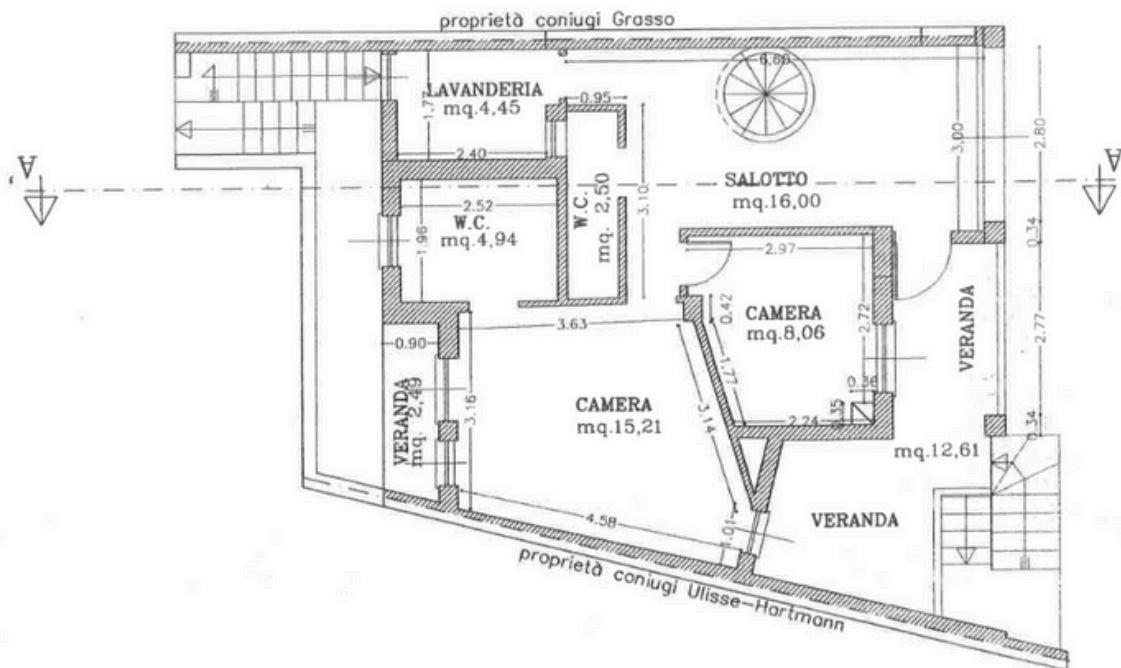
cambio destinazione mq. 56,11

Superficie cantina mq. 10,31



# Plan first floor

## PIANTA PIANO RIALZATO



### QUADRO COMPARATIVO SUPERFICI PIANO RIALZATO

#### Superfici da progetto approvato

Superfici Residenziali. mq. 42,30  
 Superfici Non Residenziali mq. 21,90

#### Superfici stato attuale

Superfici Residenziali mq. 46,71  
 di cui:

in ampliamento  
 (mq. 46,71 - 42,30) = mq. 4,41

Superfici Non Residenziali mq. 19,55



# Technical informations

Class: E

Static inspection: Oct. 27, 2024

Declaration of plumbing compliance Nov. 18, 2024

Declaration of electrical system compliance: Nov. 22, 2024

Certified report of habitability: Dec. 2024

Building permit: Mar. 25, 88, completion of work 1990

Certificate of habitability: Nov. 18, 1990

Completely renovated: 2004

Driveway gate automation

Drinking water reservoir with autoclave

Automatic 4 zone irrigation system overhauled 2024

Solar thermal panel

Electric water heater installed 2023

Air conditioning (separate ground and second floor systems, first floor installation year 2023)

Water adduction water system year 2025

Alarm system

Refrigerator purchased 2023

Washing machine purchased year 2021

Direct beach access

Outdoor shower

Outdoor barbecue

2 covered outdoor parking spaces

Automatic garden lighting system

TV dish system year 2020