

RESIDENZE

# Peremeas

S A R D A I G N E



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The Commune	4
The Project	5
Situation	6
Construction	8
Gallery	9
Technical data	17
Contact	18

# The Commune

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Sardinia, one of the world's five "blue zone" regions, is the homeland of centenarians. Generous in its nature, fragrant with Mediterranean scrub, mysterious in its thousand-year-old history, unique in its traditions, exquisite in the foods that thrive in this unspoilt land and sea.

Southern Sardinia, with its mild year-round climate, makes the city of Cagliari and its neighboring provinces an ideal place to vacation or live all year round.

South Sardinia covers some 750 km of coastline, with some of the island's best-known beaches: Tuerredda, Porto Giunco, Chia, Capo Boi, as well as magnificent sites such as Carloforte, Pula and ancient Nora, Buggerru and the fascinating mining areas.



Located on the golden beach of Geremeas



A privileged corner of nature



By the sea



# The Project

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This modern residential complex consists of two detached houses and ten apartments, located on the golden beach of Geremeas, just 30 minutes from Cagliari on Sardinia's southeast coast.

These sunny properties are arranged around a spacious, well-kept garden with a picturesque swimming pool, offering spectacular views of the sunset that defines this part of the Sardinian coast. The landscape, dominated by shades of green, blue and azure, represents a privileged corner of nature, right by the sea.

The units feature private entrances and elegant furnishings, and offer spacious interiors with open-plan living, dining and kitchen areas, as well as two or three bedrooms, each with its own bathroom.

Each unit has its own parking space.



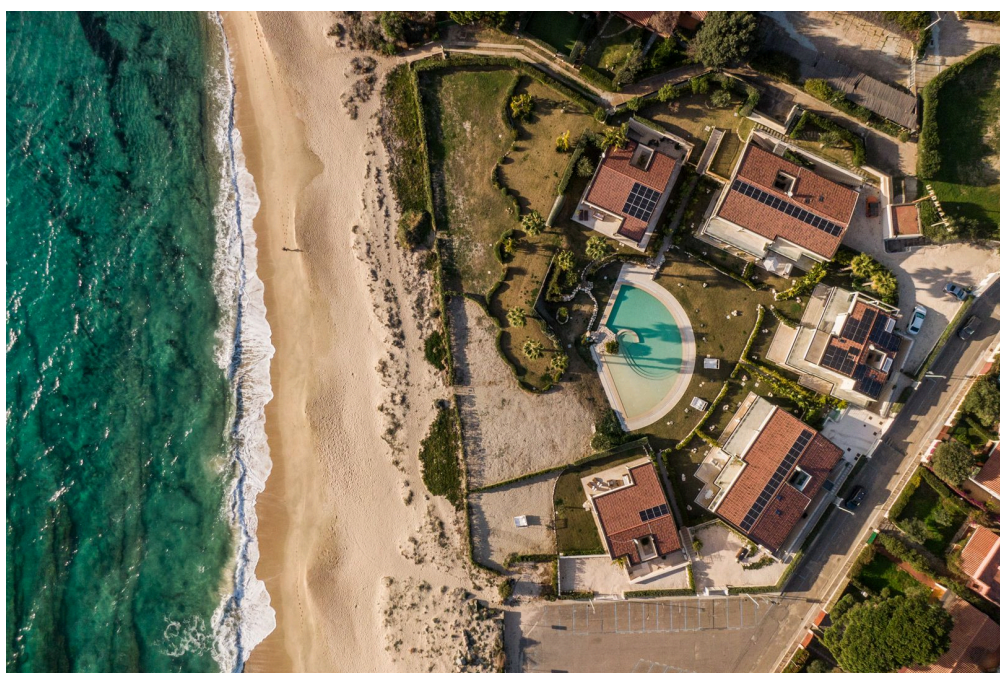
**Quiet, green surroundings**



**Beautiful garden**



**Properties set around a large, manicured garden with swimming pool**



# Situation

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The natural setting is ideal, close to the Sette Fratelli Park, a 60,000-hectare protected area home to the Sardinian Deer Nature Reserve. The strategic location also offers quick access to the beautiful beaches of Mare Pintau and Villasimius, the Capitana marina and the metropolitan city of Cagliari.

				
<b>Airport</b>	0 m	-	-	-
<b>Bank</b>	0 m	-	-	-
<b>Gondola lift / ski lift</b>	0 m	-	-	-
<b>Highway</b>	0 m	-	-	-
<b>Nursery school</b>	0 m	-	-	-
<b>Post</b>	0 m	-	-	-
<b>Primary school</b>	13.8 km	231 min	41 min	21 min
<b>Public transport</b>	301 m	7 min	7 min	2 min
<b>Restaurants</b>	551 m	19 min	19 min	4 min
<b>Secondary school</b>	0 m	-	-	-
<b>Shops</b>	2.9 km	60 min	24 min	7 min
<b>Station</b>	0 m	-	-	-



# Construction

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This project stands out for its contemporary architecture and clean lines.

Modern finishes, combined with large bay windows, provide exceptional natural light, creating bright, open living spaces.

The property is equipped with air conditioning and a photovoltaic system.

Construction began in 2024, for turnkey delivery.



**Contemporary  
architecture with clean  
lines**



**Modern finishes**

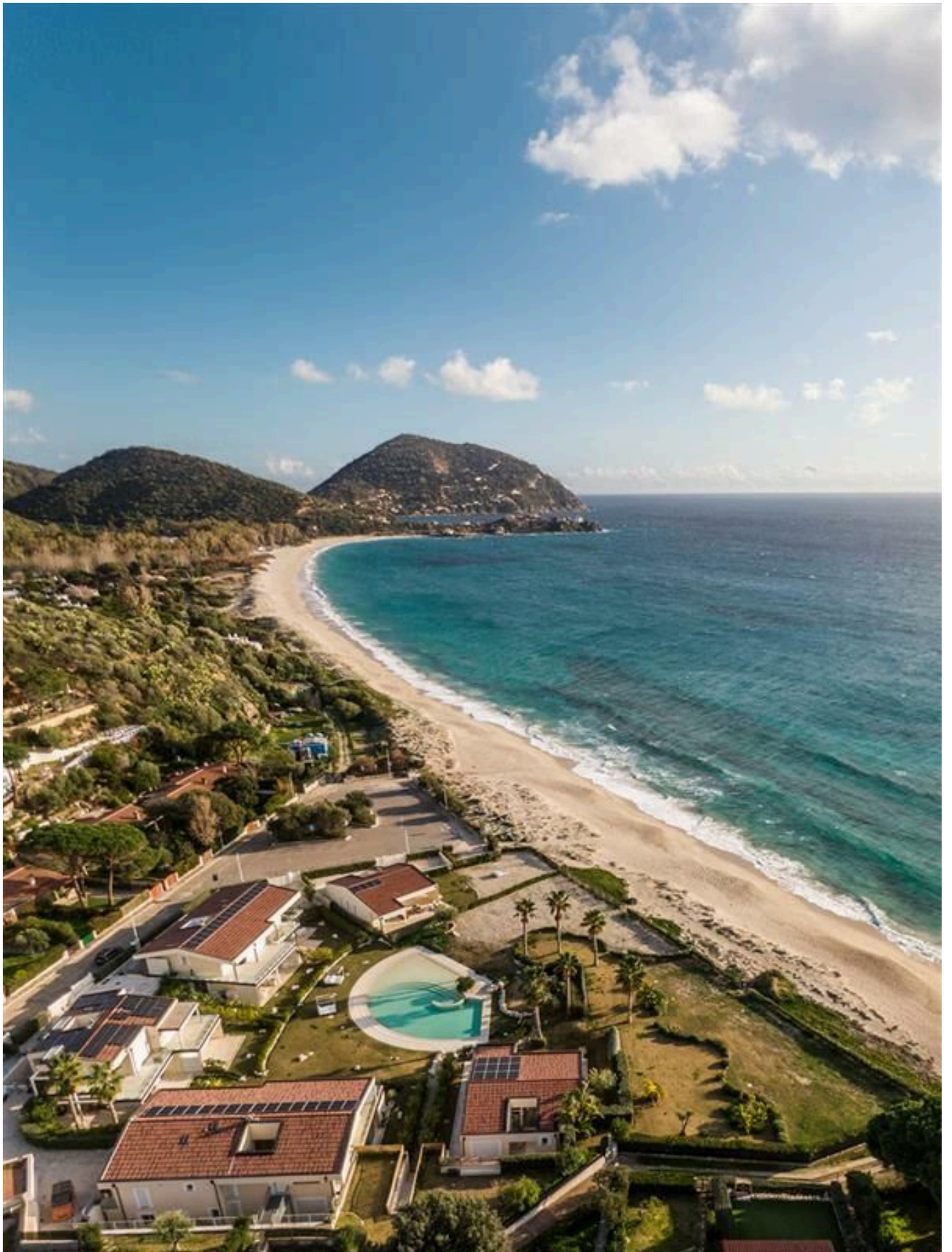


**Exceptional natural light**



# Galerie

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# Galerie

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# Galerie

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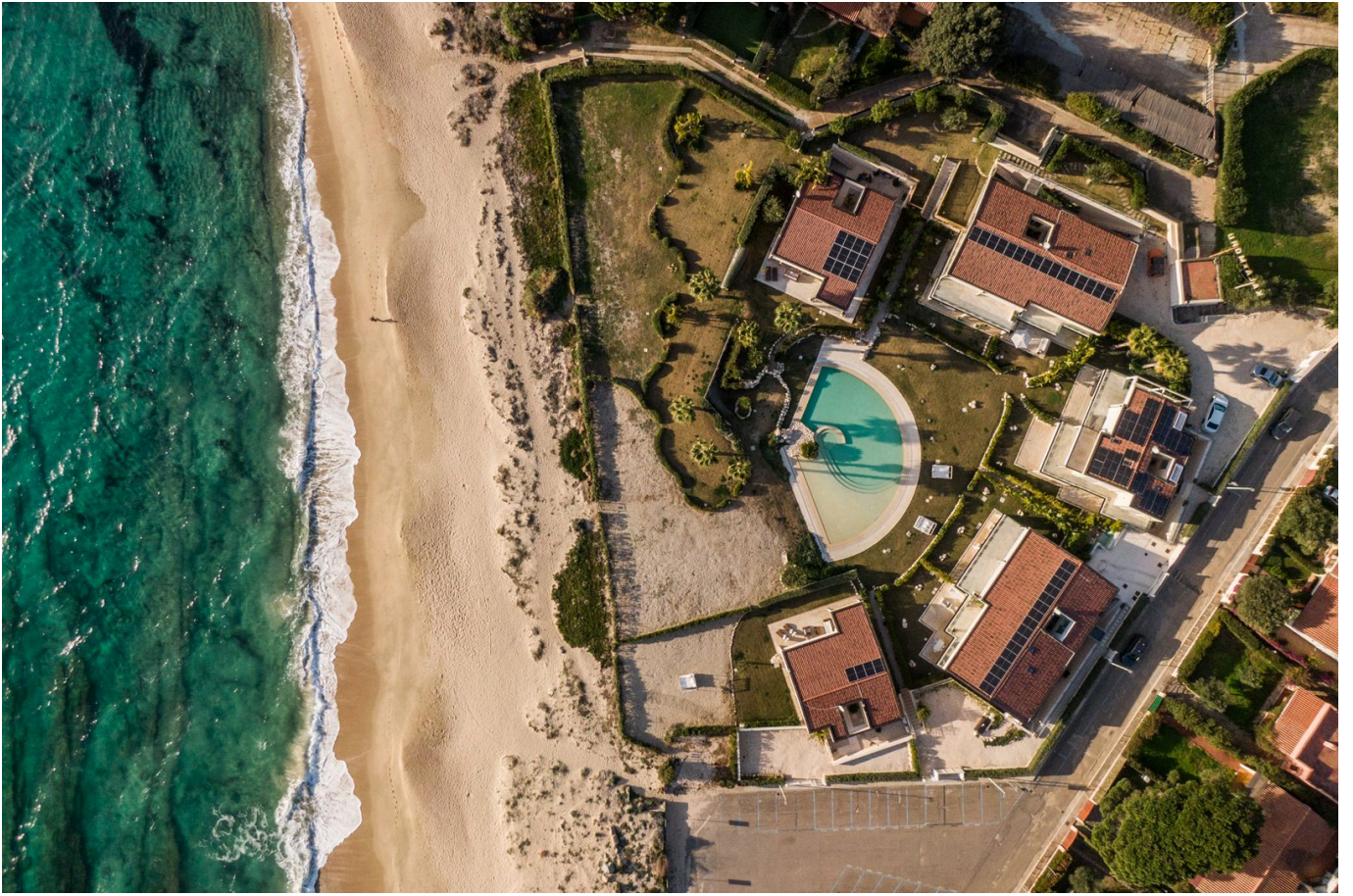
# Galerie

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# Galerie

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# Galerie

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# Galerie

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# Galerie

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# Technical data

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## Environment

- Close to beach

## Proximity

- Village
- Green
- Bus stop
- Highway
- Restaurant

## Exterior

- Terrace
- Pool
- Garden
- Parking

## Interior

- Open Kitchen
- Exposed Beams
- Furnished
- Climat
- Glazing
- Bright

## Equipement

- Shower
- Kitchen
- Kitchen Furnished
- Photovoltaic system

## Ground

- Tiles

## State

- New

## Exposure

- East
- Sud
- West

## Sunshine

- Optimal
- All Day

## Sight

- Beautiful
- Sea
- Unobstructed

## Style

- Modern

# Contact

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