



**Art der Immobilie :** Wohnung

**Schwimmbad :** Kommunal

**Hausbereich :** 66 m<sup>2</sup>

**Standort :** Guardamar del Segura

**Schlafzimmer :** 2

**Badezimmer :** 1

✓ Terrasse

✓ Voll möbliert

✓ Klimaanlage (kühlen / heizen)

Located in the beautiful town of Guardamar del Segura, this 66 m<sup>2</sup> apartment offers a perfect combination of comfort, convenience, and remarkable views. Situated on the 6th floor of a gated residential complex, the property features two bright bedrooms with built-in wardrobes, both providing exceptional open views of the valley and surrounding mountains. The spacious living room includes a dedicated dining area and opens onto a glazed terrace with stunning river views. The independent kitchen is fully equipped, catering to all your culinary needs. A modern bathroom with a bathtub adds to the functionality of this home, while air conditioning in the living room and the main bedroom ensures comfort year-round. Wi-Fi and a security alarm system are already installed for your convenience. All furniture and electric appliances are included in the price, making this a move-in-ready opportunity. The building is part of a well-maintained community offering excellent amenities, including a large swimming pool, a padel tennis court, a petanque field, and a children's playground. A communal roof terrace provides panoramic views, while solar panels installed on the roof contribute to reduced communal fees. An underground parking space, accessible via the building's elevator, is included in the price. This property is ideally located within a 10-minute walk of Guardamar's town center, just three minutes from the nearest supermarket, and approximately one kilometer from the beach. Alicante Airport is also a short drive away, ensuring excellent connectivity. Guardamar del Segura is renowned for its golden beaches, natural parks, and lively town atmosphere, blending traditional Spanish charm with modern amenities to create a perfect place to live or vacation. Price does not include taxes and additional expenses. Please contact us to arrange a viewing of this exceptional property.