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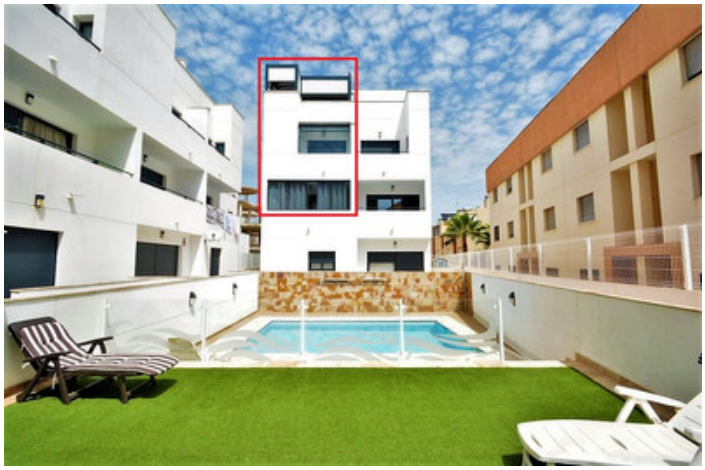
Duplex for sale in Guardamar del Segura, Guardamar del Segura

265,000 €

Reference: R4394065 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 91m^2



Costa Blanca South, Guardamar del Segura

Fantastic 2-storey apartment situated in a gated residential of 16 properties, communal pool and underground parking. This property boasts top quality finishes and equipment. It has a superb orientation, facing South, which makes it very bright and sunny. Sea views from the roof terrace! An amazing place to enjoy Mediterranean climate in full tranquility, yet in walking distance to all the amenities of cozy Spanish town - Guardamar del Segura. The access door to this property is located on the first floor of the residential. The total constructed area is 91 sq.m. distributed between 2 levels. Additionally this apartment has a private roof terrace (34 sq.m.). On the main floor you will find guest toilet, spacious living room with open type kitchen, dining area with a foldable table and a glazed balcony with pool views. Fully equipped kitchen with lots of storage space and all necessary appliances such as: dishwasher, fridge, washing machine, coffee machine, ceramic hob, oven, extractor fan and electric water heater. On the second floor of this property you will find the master suite with access to a glazed balcony and a private bathroom with window, a room that used as a big walk-in closet, another double bedroom with built-in wardrobes, second bathroom with shower and a window and a large wardrobe place in the corridor between bedrooms. Both bedrooms have TVs. The roof terrace is equipped with the most modern motorized awning and side blinds for total privacy. The terrace is split into 2 areas, one of which has a roof that can be totally opened and closed and the other part, has a fixed aluminium awning which can be partially opened. All blinds and awnings are controlled by a remote control. Also, you will find a huge gas barbecue,a small charcoal grill, kitchen worktop with a sink and lots of cabinets for storage, and a small fridge. The is a summer shower on the roof terrace for hot summer days. Pre-installation for a TV and full installation of CCTV with video cameras with sound. This property has a full installation of 2 very powerful air conditioning machines for each floor. The AC has cooling and heating modes. Also, high quality solar panels are installed on the roof generating electricity for entire house during whole year. All the furniture, kitchen appliances, TVs and other installations are included in the price. This property comes with an underground parking space included in the price. Built in 2019 and has been barely used by current owners.10% ownership transfer tax and other purchase costs are not included in the price. The residential is situated in the peaceful area of Los Secanos of Guardamar del Segura. Short drive to Guardamar town centre, 10-minute walk to the beach, 35-minute drive to Alicante airport. Please do not hesitate to contact us if you have any questions or wish to view this wonderful property! Guardamar del Segura, often referred to simply as Guardamar, is a charming coastal town located on the beautiful Costa Blanca in Spain. Known for its stunning blue-flag beaches, lush natural parks, and a rich cultural heritage, Guardamar is a hidden gem waiting to be discovered. With its Mediterranean climate, picturesque seaside promenades, and a laid-back atmosphere, it's the perfect destination for relaxation and outdoor enthusiasts. Explore historic sites, indulge in local cuisine, or simply soak up the sun on its golden sandy shores. Guardamar del Segura invites you to experience the true essence of coastal Spanish living.

Features:

Features
Private Terrace
Storage Room
Solarium

Climate Control
Air Conditioning
Central Heating

Pool
Communal

Furniture
Fully Furnished

Parking
Garage