



# Duplex for sale in Guardamar del Segura, Guardamar del Segura

179,900 €

Reference: RS21734 Bedrooms: 3 Bathrooms: 2 Build Size: 100m<sup>2</sup>





## Costa Blanca South, Guardamar del Segura

Just 100 meters from the beach , in one of the most coveted areas of Guardamar del Segura , lies this charming duplex that perfectly combines location, comfort, and privacy . With 100 m<sup>2</sup> built and 90 m<sup>2</sup> usable area , this elegant two-story home has private access from the street , giving it an exclusive, residential feel.

On the ground floor , you'll find a spacious living-dining room with a fireplace , a fully equipped separate kitchen , a full bathroom , and a terrace perfect for enjoying the outdoors . The first floor houses three bedrooms , one with a built-in wardrobe and access to a second terrace with views of Reina Sofía Park . It also has another full bathroom , offering maximum functionality for families or those who value space.

Built in 1986 and in good condition , this duplex features electric heating with a hot/cold pump , a north-facing orientation that guarantees a pleasant temperature throughout the year, and a private parking space in the basement , adding extra security and convenience . The property is located close to restaurants , the promenade , and all the necessary services for a peaceful life by the sea.

Ideal as a permanent residence , second home or as an investment on the Costa Blanca , this property represents an excellent opportunity in an unbeatable location.

### Climate:

The Costa Blanca's climate, often considered the best in Europe , enables a very sociable and healthy outdoor lifestyle , characterized by sports and leisure facilities , and with exciting, cosmopolitan resort towns that stand out for their top-class services , some of them exclusive and considered truly luxurious. All of these services cater to discerning customers who seek quality and proximity.

The Costa Blanca boasts over 300 days of sunshine a year . A paradise with excellent connections to all of Europe. Alicante-Elche Airport boasts modern facilities and easy access from anywhere in the province.

### Around:

Quesada, a residential area on the southern Costa Blanca, is located just 30 km from Alicante Airport. Established in the 1970s, it has since become one of the most exclusive areas, just 5 km from the famous Blue Flag beaches of Guardamar. Quesada is a well-kept residential area with beautiful landscape features and stunning views of the Murcia mountains in the background. It is surrounded by orange and lemon groves, right next to the lagoon and the famous Torre Vieja salt flats.

Golf La Marquesa Quesada has its own 18-hole La Marquesa golf course as well as a country club. For more demanding golfers, other golf courses in the area include La Finca Golf, Royal Campoamor Golf, and Las Ramblas Golf, all within 15 km.

The Costa Blanca continues to attract people from all over Europe, and around the world, because it offers a unique quality of life in a beautiful setting on the shores of the Mediterranean Sea, surrounded by mountains and lush vegetation.

In addition to the golf courses and marinas along the coast, the area also offers skiing in the nearby Sierra Nevada, Javalambre, and Valdelinares mountains , paradises for winter sports enthusiasts with beautiful natural landscapes. The Costa Blanca offers a uniquely rich lifestyle , where the best beaches and coves of the Mediterranean combine with an interior filled with mountains and towns that hide unique cultures and historical monuments.

We have a gift for you:

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At our real estate agency, we believe your trust deserves exceptional service. We'll be there for you whenever you need us.

**IMPORTANT!!**

Remember that our services NEVER increase the final price of the home for our clients. Our experience in the sector



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makes us your ally, a trusted advisor who will help you choose your dream home in the best area, inform you about the market price of the properties you're interested in, the quality standards employed... all the essential and objective information to ensure your experience is completely satisfactory.

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## Features:

terrace

Electricity

furnished

Chimney

Garage

00 Turnkey

Intercom

Balcony