



## Ground Floor Apartment for sale in Guardamar del Segura, Guardamar del Segura

375.000 €

Referentie: R5213815 Slaapkamers: 3 Badkamers: 3 Perceelgrootte: 123m<sup>2</sup>





## Costa Blanca South, Guardamar del Segura

Living within walking distance of the beach with beautiful sea views in Guardamar. This spacious duplex combines comfort, space, and a unique location on the Costa Blanca. The wide sandy beach of Guardamar is just 500 meters away. The sunny garden and living room offer stunning sea views. Layout and features: Ground floor with bright, spacious living room and direct access to the garden with sea view. Modern, fully equipped open kitchen. Stylish bathroom. Large windows for plenty of natural light and optimal views. Basement with spacious hall that provides privacy between the living and sleeping areas. Three comfortable bedrooms. Three modern bathrooms. Practical laundry room with energy-efficient boiler for the whole house. Central air conditioning (hot/cold) for a pleasant indoor climate. Private parking space under the building. Beautifully landscaped communal garden. Communal swimming pool just 30 metres away, on the same level as the entrance – plenty of privacy and no noise pollution from the pool. Particulars: Unique location with sea view. Beach within walking distance. Ready to move in and excellently maintained. Suitable as a permanent home, holiday home or investment. Sold fully furnished. About Guardamar del Segura: Guardamar del Segura is a charming coastal town on the southern Costa Blanca, known for its expansive sandy beaches, beautiful dunes, and lively promenade. The town combines authentic Spanish life with modern amenities and a relaxed Mediterranean atmosphere. Highlights of Guardamar: Beaches: No less than 11 kilometers of wide, golden sandy beaches, awarded Blue Flags for their quality and cleanliness. Dune Park: The Parque Alfonso XIII, a unique nature reserve with walking and cycling paths through pine trees, palm trees and dunes. Boulevard & Marina: Pleasant promenade with restaurants, terraces, and sea views. Modern marina with water sports facilities. Local market: Weekly market with fresh local produce, clothing and local specialties. Historic centre: Authentic Spanish atmosphere, charming squares and traditional tapas bars. Practical distances: Alicante-Elche Airport: approx. 30 minutes drive (35 km). Torrevieja: approx. 15 minutes drive (12 km). Orihuela Costa (La Zenia Boulevard): approx. 20 minutes drive (20 km). Elche: approx. 35 minutes drive (32 km). Golf courses: Various golf resorts within 10-15 minutes. Laguna de La Mata Nature Reserve: approx. 10 minutes drive. Guardamar is ideal for lovers of sun, sea, nature and Spanish life, with all amenities within easy reach and excellent connections to surrounding towns and the airport.

## Kenmerken:

Extra's

**Zwembad**

**Beveiliging**

Privé Terras

Gemeenschappelijk zwembad

Alarmsysteem

Parkeergelegenheid

garage