








## 4 soveværelse Villa til salg i Los Perez (Ayuntamiento Almoradi/Torrevieja), Alicante




**295.000€**



Just 400 meters from the beautiful beaches of the Mar Menor in Los Narejos, you'll find this unique and versatile property offering a rare combination of living comfort, commercial space, and a prime location. This semi-detached building, situated next to a peaceful park, is perfect for those seeking space, flexibility, and the relaxed lifestyle of the Spanish coast. On the ground floor, there is a large commercial space featuring two wide display windows and a spacious front terrace. This area is ideal for running a business, whether it's a shop, office, or hospitality venue, and its location—close to the beach and in a vibrant neighborhood—ensures excellent visibility and accessibility. The first floor houses a spacious and well-maintained apartment in excellent condition. The bright living room opens onto balconies at both the front and rear of the building. The fully equipped kitchen, three generous bedrooms, and a neat, functional bathroom offer everything needed for comfortable living. Air conditioning is installed in the living room and in one of the bedrooms. A staircase in the living area leads to the second floor, where you'll find a charming studio apartment. This upper level includes a separate bedroom, bathroom, and storage room, along with a large terrace that's perfect for enjoying the sun and views. Air conditioning is also available on this floor for added comfort. An additional highlight is the underground garage, with space for at least two to three vehicles. There is also a large, secure storage room—ideal for extra belongings or even a workshop. With its generous layout, flexible use, and exceptional location, this property is a true opportunity. Whether you're looking to combine living and working, invest in a high-potential asset, or simply find a spacious home by the sea, this property has it all. Don't miss out—contact us today to schedule a viewing.

-  4 soveværelser
-  Balcony
-  Microwave
-  Fully furnished

-  2 badeværelser
-  Entrance gate, automated
-  Kitchen appliances

-  200m<sup>2</sup> Byg størrelse
-  Veranda
-  Parking, Garage