

## 2 soveværelse Lejlighed til salg i Guardamar del Segura, Alicante

244.890€

A Smarter Alternative to New Build Living This stylish 2 bedroom, 2 bathroom apartment offers a rare opportunity to purchase a modern, nearly-new home without the delays, uncertainty, or premium pricing often associated with off-plan developments. Built in 2020 and maintained in excellent, like-new condition, this property delivers everything today's buyers are actively searching for: contemporary design, quality construction, and immediate usability. For buyers who value ready-to-move-in homes over long build timelines, this apartment represents a practical and intelligent choice. Contemporary Design, Quality Build Located on the first floor of a secure gated community, the apartment forms part of a well-designed, modern residential building developed by an established builder known for solid construction and durable materials. Clean architectural lines, a lift, intercom access, and well-kept communal areas reflect a development that has aged well and continues to hold its value. The apartment offers approximately 70 m<sup>2</sup> of built space, thoughtfully distributed to maximise light and comfort. The open-plan kitchen and living area creates a modern flow, opening directly onto a 12 m<sup>2</sup> private terrace; ideal for morning coffee, outdoor dining, or relaxed evenings. Turnkey Living – Furnished and Ready Unlike many new builds that require additional investment after completion, this apartment is semi-furnished and ready to move into. Both bedrooms include fitted wardrobes, while the two bathrooms are finished to a modern standard. Pre-installation for air conditioning is already in place, allowing buyers to personalise climate control with ease. The northeast orientation provides natural light while maintaining a comfortable interior temperature year-round; a detail increasingly valued by full-time residents. Lifestyle Location That Still Works Positioned just 200 metres from local amenities, the apartment enjoys genuine walkability to shops, cafés, and daily services. The main town centre and beach are both within easy walking distance, approximately 1 km away, making this an ideal home for those who prefer not to rely on a car. Private parking is included, along with access to a communal swimming pool, enhancing both lifestyle appeal and rental potential. Who This Property Is For This apartment is ideal for buyers who: Want a modern home without waiting Prefer quality over hype Value location, condition, and practicality Are comparing new builds and want better value a market

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| <input type="checkbox"/> 2 soveværelser                      | <input type="checkbox"/> 2 badeværelser                 | <input checked="" type="checkbox"/> Svømmepøl          |
| <input checked="" type="checkbox"/> Semi furnished           | <input checked="" type="checkbox"/> Under-floor heating | <input checked="" type="checkbox"/> Close to Amenities |
| <input checked="" type="checkbox"/> Terrace                  | <input checked="" type="checkbox"/> Intercom            | <input checked="" type="checkbox"/> Lift               |
| <input checked="" type="checkbox"/> Pre-installation Air-Con |   |  |

