



## 2 chambre Villa à vendre dans Guardamar del Segura, Alicante

179.900€



Top-floor apartment with open views in Los Estaños, Guardamar del Segura. Beautiful top-floor apartment located in the Los Estaños area of Guardamar del Segura, just 200 m from the town centre and 2 km from the beach. The property features 2 bedrooms, 2 bathrooms, a fully equipped kitchen, and a bright living room with access to a private terrace of 7.4 m<sup>2</sup>. Upstairs, you'll find a large 56 m<sup>2</sup> solarium with stunning views of nature and the communal pool. A private underground parking space (No. 20) is included. The apartment is sold fully furnished and offers access to a communal swimming pool. It has southwest orientation, double-glazed windows, built-in wardrobes, pre-installed air conditioning in the living room, and the option to move the washing machine outside to make room for a dishwasher in the kitchen. Key features: 2 bedrooms and 2 bathrooms, 59 m<sup>2</sup> built area, 7.4 m<sup>2</sup> terrace and 56 m<sup>2</sup> solarium. Fully furnished. Separate kitchen. Communal pool. Underground parking space included (11 m<sup>2</sup>). Southwest facing. Views of nature and the pool. Pre-installed A/C in the living room. Double glazing and quality finishes. Annual costs: IBI (property tax): €345.13. Community fees: €300.42. Guardamar del Segura: Guardamar is a town in the south of Alicante province with approximately 10,000 inhabitants. It offers easy access to Alicante's international airport (just 25 km away) and the national highway network via a modern motorway. You can reach Madrid in under four hours, Murcia in 50 minutes and Alicante in just 30 minutes. Guardamar's main attraction is its 14 km of uninterrupted fine sandy beaches and over 700 hectares of pine-covered dunes. The region is also renowned for its gastronomy, with dishes such as paella and a wide variety of seafood. Nearby tourist and cultural destinations include Torrevieja (11 km), Orihuela (26 km) and Elche (22 km).

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|--------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------|
| 2 chambres                                             | 2 salles de bains                                       | <input checked="" type="checkbox"/> Piscine               |
| <input checked="" type="checkbox"/> aire acondicionado | <input checked="" type="checkbox"/> American kitchen    | <input checked="" type="checkbox"/> Buena condición       |
| <input checked="" type="checkbox"/> Electrodomesticos  | <input checked="" type="checkbox"/> exterior            | <input checked="" type="checkbox"/> Key Ready             |
| <input checked="" type="checkbox"/> Furnished          | <input checked="" type="checkbox"/> Parking             | <input checked="" type="checkbox"/> Parking type: Parking |
| <input checked="" type="checkbox"/> Pool               | <input checked="" type="checkbox"/> Pool type: Communal | <input checked="" type="checkbox"/> Terrace               |
| <input checked="" type="checkbox"/> Terrace: 7.00 m2   |                                                         |                                                           |

