

## 3 soverom Leilighet til salgs i Guardamar del Segura, Alicante

289.900€



Some homes surprise with their layout, while others impress with the feeling of living in them. This ground-floor apartment in Guardamar del Segura combines both. Located in a modern complex with a communal pool and relaxation areas, it offers the sensation of living in a private bungalow, thanks to its spacious outdoor areas and the privacy afforded by its orientation and position within the complex.

The property boasts 122 m<sup>2</sup> of built area, distributed between 77 m<sup>2</sup> of living space and a private 45 m<sup>2</sup> basement, creating a versatile and functional home. The interior is organized around a bright living-dining room with a contemporary open-plan kitchen, a comfortable and inviting space that connects to a covered terrace perfect for year-round enjoyment. It features three bedrooms with built-in wardrobes and two full bathrooms, as well as centralized hot/cold air conditioning, ensuring comfort in any season.

One of the features that truly sets this property apart is its 98 m<sup>2</sup> private terrace. Surrounding the apartment and facing in various directions, it creates distinct outdoor spaces perfect for enjoying breakfast in the sun, hosting al fresco dinners, or simply relaxing in complete tranquility. This space, unusual in apartments, enhances the feeling of spaciousness and privacy more typical of a detached house.

On the basement level, there is a large private garage with space for two vehicles and easy access from the communal area. The additional space also allows for part of the garage to be used as a storage room, gym, or multipurpose room, adapting to different lifestyles.

Located in Los Secanos, a quiet and well-connected area, this residential complex is very close to the center of Guardamar and approximately a 10-minute walk from the beaches. Its proximity to green spaces, amenities, and the Mediterranean Sea makes this property an excellent option as a permanent residence, a second home, or an investment on the Costa Blanca.

### Climate:

 3 soverom

 2 bad

 77m<sup>2</sup> Bygg størrelse

 175m<sup>2</sup> Tomtestørrelse