

## 3 спальная комната квартира продается в Guardamar del Segura, Alicante

245.000€

Just 20 meters from the beach , next to the promenade , this exclusive ground-floor apartment presents an excellent opportunity for those seeking a property to renovate and design to their liking in an unbeatable location. The apartment boasts 110 m<sup>2</sup> of living space , 3 bedrooms , 2 full bathrooms , a separate kitchen , and two spacious living rooms —an unusual layout that offers versatility and numerous redistribution options. One of its greatest assets is its two independent entrances and commercial license , allowing those who wish to combine residential and commercial activity in the same property or develop a professional project facing the sea . Alternatively, it can be perfectly used as a residential home , enjoying the space and exceptional location. Its immediate proximity to the beach and all essential services makes it a very attractive option as a primary residence , second home , or investment with high potential in one of the most sought-after areas of Guardamar.

### Climate:

The climate on the Costa Blanca , often considered the best in Europe , fosters a very sociable and healthy lifestyle, characterized by outdoor activities, sports and leisure facilities , and exciting, cosmopolitan tourist cities that stand out for their top-tier services , some of them exclusive and considered truly luxurious. All of these cater to a discerning clientele seeking quality and personalized service.

The Costa Blanca boasts over 300 days of sunshine a year . A paradise with excellent connections to all of Europe. Alicante-Elche Airport offers modern facilities and easy, convenient access from anywhere in the province.

### Around:

The Costa Blanca continues to attract people from all over Europe, and other parts of the world, because it offers a unique quality of life in a beautiful setting on the shores of the Mediterranean Sea, surrounded by mountains and lush vegetation.

In addition to the golf courses and marinas that you can enjoy all along the coast, the area also offers the opportunity to ski in the nearby Sierra Nevada , Ivalambre , or Valdelinares , paradises for winter sports enthusiasts with stunning

 3 спальни

 2 ванные комнаты

 110m<sup>2</sup> Размер сборки