



MLSC9504991 / Guardamar del Segura / Alicante / Spain

## Description

Cozy apartment situated in the very centre of Guardamar del Segura town, close to all services and amenities and only 800 meters from the central beach. 8-apartment building with elevator. This apartment is situated on the 1st floor and is facing West. According to the Cadasted office, its total constructed area with communal area is 74 m<sup>2</sup>. It has a good size living room with access to the balcony, separate kitchen fully equipped, laundry room, 1 bedroom facing the street and the master suite facing the patio of the building. The shared bathroom is very spacious and has a bathtub. Master suite bathroom is smaller and has a walk-in shower as well as a window that goes out to the patio. Both bedrooms have built-in wardrobes. Since it is a first floor apartment, this apartment has a private use of the internal patio, which gives a lot of storage space. This property is equipped with centralised air conditioning system with heating and cooling modes. Low annual maintenance costs. Year of build 2006. Excellent location with absolutely all necessary services available at your fingertips. Quiet street with little traffic. 10% ownership transfer tax and other purchase expenses are not included in the price. Please do not hesitate to contact us should you have any questions or to book a viewing! Guardamar del Segura, often referred to simply as Guardamar, is a charming coastal town located on the beautiful Costa Blanca in Spain. Known for its stunning blue-flag beaches, lush natural parks, and a rich cultural heritage, Guardamar is a hidden gem waiting to be discovered. With its Mediterranean climate, picturesque seaside promenades, and a laid-back atmosphere, it's the perfect destination for relaxation and outdoor enthusiasts. Explore historic sites, indulge in local cuisine, or simply soak up the sun on its golden sandy shores. Guardamar del Segura invites you to experience the true essence of coastal Spanish living.