

DK-7940

Modern Townhouse in Guardamar del Segura – walking distance to the beach!

 Guardamar del Segura, Alicante

€359,000





Overview

Specifications

Bedrooms

 3


Bathrooms

 2

Covered

 163 m²

Type	Townhouse
Toilets	1
Status	Resale
Year of construction	2022

Furnished	Fully furnished
Communal charge	€141
Communal charge frequency	Quarterly
Energy efficiency rating	 B

Description

Welcome to this fantastic four-story townhouse, perfectly located in Guardamar, just a short walk from the beautiful sandy beach!

Here, you have the opportunity to create perfect holiday memories in a home that combines style, comfort, and a fantastic location.

As you step through the garden gate, you are greeted by a charming terrace where you can enjoy the shade under the pergola or soak up the sun on warm days, with a view of the sea from here as well. From the terrace, you step directly into the open ground floor, featuring a sleek, fully equipped kitchen that connects seamlessly with the living room. This creates a lovely sense of space and an opportunity for plenty of socializing while preparing meals. The living room also has access to a practical patio, ideal for storage and laundry. The washing machine is conveniently placed here in a cupboard, along with the water heater. There is also a handy guest toilet on this floor.

On the first floor, you will find two bright and inviting bedrooms, both with built-in wardrobes and large windows that let in plenty of natural light. One of the bedrooms has a sea view.

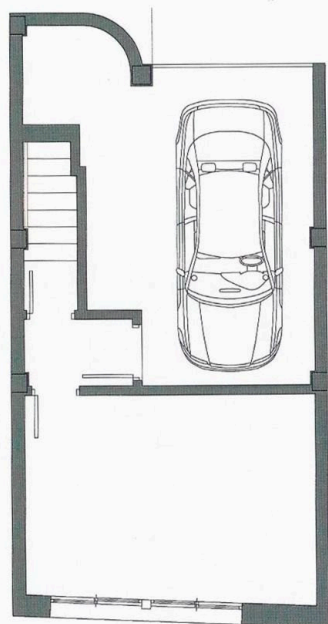
There is also a modern bathroom with a shower and electric underfloor heating, ensuring pleasant comfort, even on cooler mornings.

Moving up to the second floor, you will find the master bedroom with a private, luxurious bathroom, also with underfloor heating.

From this floor, you also have access to a fantastic terrace with sea views – facing south, providing plenty of sunlight throughout the day. It's the perfect place to enjoy a golden sunset or perhaps a glass of wine under the stars.

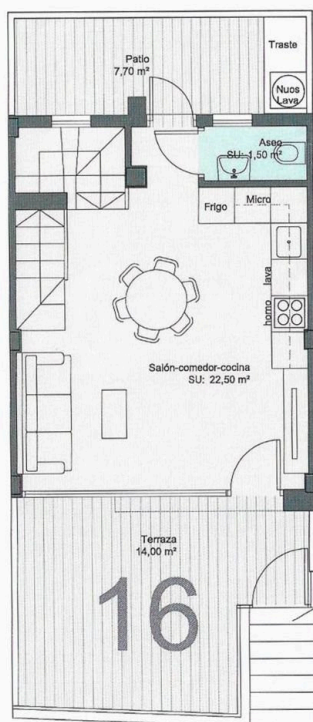


Floor plans

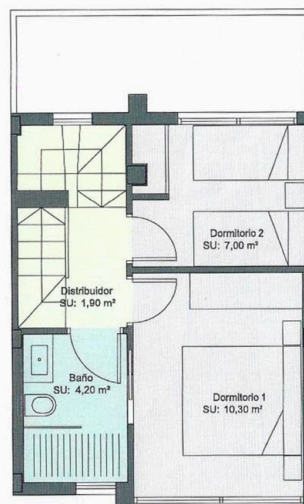


PLANTA SÓTANO
KÆLDERPLAN

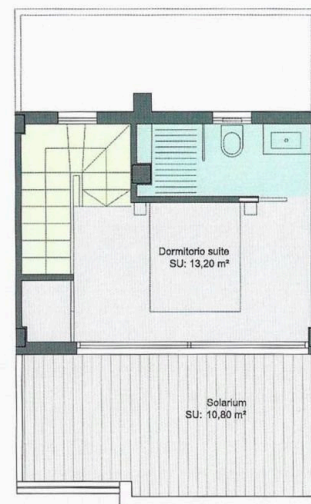
0 0.5 1 2 3 m



PLANTA BAJA
STUEPLAN



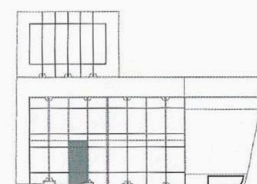
PLANTA PRIMERA
1. sal



PLANTA SEGUNDA
2. sal

SUPERFICIE CONSTRUIDA	
Planta baja	32,30
Terraza planta baja	14,00
Patio	7,70
Planta primera	32,30
Planta segunda	17,60
Solarium	10,90
Planta sótano	48,30
TOTAL	163,10

(*) La superficie del sótano varía según la ubicación de la vivienda.
 (**) Las terrazas de las viviendas varían dependiendo de la ubicación de la vivienda.



DISTRIBUCIÓN VIVIENDA 16



Additional information

Facilities

Aircondition, Central system

Heating, Central

Parking, Garage

Pergola

Pool, Communal

Storage

Features

Bath

Bathroom underfloor heating

City view

Combined kitchen and dining area

Easy access to main roads

En suite bathroom

En suite shower

Entrance gate

Fitted wardrobes

Internal stairs

Internet

Kitchen appliances

Modern design

Near amenities

Near bus route

Quiet area

Rental potential

Roof garden

Sea view

Shower

Shutters, electric

Tile flooring

Veranda, front

Walking distance to beach

Distances

Amenities



1.2 km

Airport



32.2 km

Sea



1.3 km

