



# Ground Floor Apartment for sale in Guardamar del Segura, Guardamar del Segura

245,000 €

Reference: R5259577 Bedrooms: 3 Bathrooms: 2 Build Size: 110m<sup>2</sup>





## Costa Blanca South, Guardamar del Segura

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, Javalambre, or Valdelinares , paradises for winter sports enthusiasts with stunning natural landscapes. The Costa Blanca offers a uniquely rich lifestyle , where the best beaches and coves in the Mediterranean combine with an interior full of mountains and villages that hold culture and historical monuments unlike any other in the world.

We believe your trust deserves exceptional treatment. We'll be there for you whenever you need us.

We have a gift for you:

Our real estate agency helps you transform your new property into your dream home. We'll accompany you on a free technical visit to your property, where our design team will advise you on potential improvements and decorating options.

**IMPORTANT!!**



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Remember that our services NEVER increase the final price of the property for our clients. Our experience in the sector will make us your ally, a trusted advisor who will help you choose your dream home in the best area, inform you about the market price of the properties you are interested in, the quality of materials used... all the essential and objective information to ensure your experience is completely satisfactory.

Our agency belongs to a group of established and specialized companies, all focused on the home sector: architecture, interior design, furniture, real estate buying and selling advice, etc. These resources allow us to offer unique and exclusive services to our clients.