



## Appartement au milieu à vendre à Guardamar del Segura, Guardamar del Segura

245 000 €

Référence: R5044846    Chambres: 2    Bain: 1    Construite: 58m<sup>2</sup>





## Costa Blanca South, Guardamar del Segura

Discover a unique opportunity! Live in a bright apartment of 60sq.m., located in the prestigious Panorama Residencial complex, just 800 meters from the wide Vivers Beach and 30 minutes from Alicante Airport. This is the perfect place for those who value proximity to nature, comfort, and a modern lifestyle. Main advantages of the property: Gated complex from 2008, with views of green dunes and a pine and eucalyptus forest Apartment fully renovated in 2025, ready to move in, sold fully furnished Only two apartments per floor – intimate atmosphere and privacy Located on the 4th floor, offering beautiful views and plenty of natural light Finishes and equipment: New, energy-efficient windows and interior doors Modern bathroom after renovation: underfloor heating, rain shower, concealed fittings, heated LED mirror (anti-fog) Glass-enclosed terrace, new 100L water heater New furniture, locks, lamps, and lighting Electrically operated interior blinds in every room and manual exterior shutters Central air conditioning with heating and cooling functions Additional wall heater in the bathroom Thoughtful layout: Spacious living room with kitchen (east-west exposure), view of the dunes, comfortable sofa, dining table with chairs, modern appliances (new Samsung fridge and dishwasher) Master bedroom with large windows and a view of nature, 160/200 cm bed, built-in wardrobe, electric blackout blind, ceiling fan lamp Second bedroom with a fold-out bed (80-160/200 cm), built-in wardrobe, work desk Utility room with new Samsung washer-dryer and wardrobe Parking space within the complex Additional amenities: Large communal area with a huge swimming pool and sunbathing space Security and privacy – gated complex Location and surroundings: 800 m to a wide sandy beach – just a 20-minute walk through picturesque dunes 10 minutes on foot to a large supermarket, 15 minutes to Carrefour, 20 minutes to the center of Guardamar, 15 minutes to restaurants Low maintenance costs: Annual property tax (IBI): €195 Waste collection: approx. €60/year Community fee: approx. €55/month A place where everyday life feels like a holiday! Call and arrange a viewing – this apartment is even more impressive in person than in the photos!



## Spécification:

### Caractéristiques

Ascenseur

Buanderie

### Piscine

Communautaire

### Meubles

Entièrement meublé