











## 3 Schlafzimmer Stadthaus zu verkaufen in Guardamar del Segura, Alicante

**359.000€**



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. And let's not forget the basement! Here, there is space for your car in the private closed garage, as well as a large extra room that can be used as a bedroom, game room, hobby room, or whatever you need – the possibilities are endless. The entire home features centrally controlled air conditioning via ducts, ensuring a comfortable temperature year-round. There are also electric blinds, providing extra comfort and privacy. The house is sold fully furnished and is a non-smoking home, making it perfectly ready for you to move in from day one. The house, built in 2022, boasts a modern and sought-after style, with access to an inviting communal pool, where the family can relax and cool off on hot summer days. The location is absolutely ideal, because almost everything is in walking distance from the property – only around 700 meters from the beach, around 1 km from the Mercadona supermarket, and close to

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|  3 Schlafzimmer  |  2 Badezimmer      |  163m <sup>2</sup> Baugröße |
|  urbanization: ToscaMar, Portichol, Mar Azul, Cap Marti, Tosalet |  En suite bathroom |  Fitted wardrobes           |
|  Near amenities  |  Fully furnished   |  Internet                   |
|  |  Pergola           |  |