





## 5 Cuarto Villa en venta en Guardamar del Segura, Alicante

1.100.000€

Beautiful villa situated just a few steps from the central beach of Guardamar del Segura. Built in 2018. Luxury, modern house that boasts top quality features and makes it suitable for comfortable living all year round. The house consists of 4 levels - basement, ground floor, first floor and roof terrace. The main entrance on the ground floor leading into a large living area with a big open-type kitchen with a large kitchen island and built-in electric appliances. Large, ceiling height sliding windows give access to the pool and garden area. There is also one full bathroom and laundry room on the ground floor. On the first floor we will find 2 bedrooms with 1 shared bathroom with double sink and walk-in shower. The gorgeous master suite has a big built-in wardrobe and a fantastic open bathroom with a rain shower and a bathtub, from which you can enjoy magnificent sea views. All bedrooms on the first floor have access to the terrace. Huge roof terrace is a wonderful spot to enjoy a fantastic panoramic view of Guardamar beach area. Probably the best spot in the house with stunning sea views and a great place to enjoy evening breeze in summer. The basement level offers windows for natural light, 2 additional double bedroom, second lounge area and a playroom for kids. Also the technical room with pool machines and Aerothermal heating system is situated in the basement. The house is built on a private plot with the total area of 280 m<sup>2</sup> and has a private swimming pool 6m x 3m, outdoor shower, sunbathing area, covered area with a foldable awning and a open parking space for 2 vehicles. Motorized garage door, outdoor led lighting. Aluminium windows with double glass and thermal break chamber for better soundproofing and thermal insulation. Centralised air-conditioning system with separate remote control for each level. Aerothermal floor heating system on the ground and first floors. Heated floors in bathrooms. Electric windows shutters in the bedroom. Automatic interior window blinds in the living room. Ceramic floor with wooden pattern throughout the house. The house is situated in the second beach line of Guardamar del Segura, with absolutely all services and amenities available within walking distance. 10-minute walk to the town centre, 40-minute drive to Alicante airport, 1-hour drive to Alicante city, 20-minute drive to Torrevieja hospital, 15-minute drive to the nearest golf course. Furniture and electric appliances are included in the price. Taxes, purchase and legal costs are not included in the price.

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|  5 dormitorios                          |  3 baños |  288m <sup>2</sup> Tamaño de construcción |
|  282m <sup>2</sup> Tamaño de la parcela | <input checked="" type="checkbox"/> Covered Terrace   | <input checked="" type="checkbox"/> Basement   |
| <input checked="" type="checkbox"/> Key ready   | <input checked="" type="checkbox"/> Balcony   | <input checked="" type="checkbox"/> open terrace   |
| <input checked="" type="checkbox"/> alarm   | <input checked="" type="checkbox"/> Pergola   | <input checked="" type="checkbox"/> Climalit windows   |
| <input checked="" type="checkbox"/> Parking Space   | <input checked="" type="checkbox"/> Open Kitchen  | <input checked="" type="checkbox"/> built-in wardrobes   |
| <input checked="" type="checkbox"/> Furnished kitchen   | <input checked="" type="checkbox"/> No community fees                                       | <input checked="" type="checkbox"/> A/C heating  |
| <input checked="" type="checkbox"/> Air Conditioning installed  | <input checked="" type="checkbox"/> Electric home appliances                                | <input checked="" type="checkbox"/> Aerotermia water heater  |
| <input checked="" type="checkbox"/> Automatic garage door optional  | <input checked="" type="checkbox"/> Motorised sun blinds                                    | <input checked="" type="checkbox"/> X  |

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