











## 2 chambre Duplex à vendre dans Guardamar del Segura, Alicante

259.000€



Fantastic 2-storey apartment situated in a gated residential of 16 properties, communal pool and underground parking. This property boasts top quality finishes and equipment. It has a superb orientation, facing South, which makes it very bright and sunny. Sea views from the roof terrace! An amazing place to enjoy Mediterranean climate in full tranquility, yet in walking distance to all the amenities of cozy Spanish town - Guardamar del Segura. The access door to this property is located on the first floor of the residential. The total constructed area is 91 sq.m. distributed between 2 levels. Additionally this apartment has a private roof terrace (34 sq.m.). On the main floor you will find guest toilet, spacious living room with open type kitchen, dining area with a foldable table and a glazed balcony with pool views. Fully equipped kitchen with lots of storage space and all necessary appliances such as: dishwasher, fridge, washing machine, coffee machine, ceramic hob, oven, extractor fan and electric water heater. On the second floor of this property you will find the master suite with access to a glazed balcony and a private bathroom with window, a room that used as a big walk-in closet, another double bedroom with built-in wardrobes, second bathroom with shower and a window and a large wardrobe place in the corridor between bedrooms. Both bedrooms have TVs. The roof terrace is equipped with the most modern motorized awning and side blinds for total privacy. The terrace is split into 2 areas, one of which has a roof that can be totally opened and closed and the other part, has a fixed aluminium awning which can be partially opened. All blinds and awnings are controlled by a remote control. Also, you will find a huge gas barbecue, a small charcoal grill, kitchen worktop with a sink and lots of cabinets for storage, and a small fridge. There is a summer shower on the roof terrace for hot summer days. Pre-installation for a TV and full installation of CCTV with video cameras with sound. This property has a full installation of 2 very powerful air conditioning machines for each floor. The AC has cooling and heating modes. Also, high quality solar panels are installed on the roof generating electricity for entire house during whole year. All the furniture, kitchen appliances, TVs and other installations are included in the price. This property comes with an underground parking space included in the price. Built in 2019 and has been barely used by current owners. 10% ownership transfer tax and other purchase costs are

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|---|---|---|
|  2 chambres         |  2 salles de bains |  91m <sup>2</sup> Taille de construction |
|  Piscine            |  Balcony           |  Veranda                                 |
|  Parking, Uncovered |  Pool, Communal    |  Pergola                                 |
|  Fully Furnished    |   |   |