

## 2 sovrum Lägenhet till salu i Guardamar del Segura, Alicante

224.900€



























This first floor apartment in Urb. El Raso offers a spacious and modern living environment, perfect for both permanent residence and vacation stays. The apartment also benefits from infrared heating, providing efficient warmth during cooler months.

The property features two double bedrooms, each equipped with air conditioning and fitted wardrobes. The main bedroom includes an ensuite shower room and has direct access to a south west facing balcony, which provides pool views and features electric awnings. There is an additional shower room available for guests.

The living room is generously sized, featuring air conditioning and a ceiling fan, creating a comfortable space for relaxation. It seamlessly connects to an open plan, fully fitted kitchen, ideal for entertaining and daily living.

Located within a gated community, this apartment offers a range of communal amenities. Residents can enjoy beautifully maintained gardens, two swimming pools, a children's play area, an outdoor gym, a pitch and putt area, a sauna, and a jacuzzi. The property also includes a coveted underground parking space and a storage room, a feature shared by only 26 out of the 112 units in the complex. While the building does not have a lift, the apartment's first-floor position ensures easy access. The apartment's proximity to local amenities and the beach, combined with its excellent features and communal facilities, make it a highly attractive option for anyone looking to enjoy a comfortable and convenient lifestyle in this beautiful area.

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|  2 sovrum                       |  2 badrum                      |  100m <sup>2</sup> Bygg storlek |
|  Simbassäng                     |  Part furnished                |  Private parking                |
|  Floor level: First floor       |  Community Fees (Annual): 1200 |  Local Tax (Annual): 260        |
|  Fully Fitted Kitchen           |  Communal Garage               |  Open Plan Kitchen              |
|  Storage room: underground room |  Built year: 2018              |  Washing machine                |
|  Garden                         |  Air conditioning              |  Communal pool                  |
|  Fitted wardrobes               |  Video entry system            |  Double glazing                 |
|  Pool shower                    |  WIFI available                |  Ceiling fans                   |



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