



<b>Sales type :</b>	Sale	<b>Swimming pool :</b>	No	<b>House area :</b>	61,81m2m <sup>2</sup>
<b>Year built :</b>	1998	<b>Garden :</b>	No	<b>Terraces area :</b>	4,50m2m <sup>2</sup>
<b>Energy certificate :</b>	Pending	<b>Orientation :</b>	Southeast	<b>Airport :</b>	20km
<b>Bedrooms :</b>	2	<b>Views :</b>	STREET	<b>Beach :</b>	0,5 Km
<b>Bathrooms :</b>	1	<b>Parking :</b>	STREET	<b>City :</b>	0 m
				<b>Golf :</b>	7 Km

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|----------------------|--------------------|---------------|
| ✓ Disables acces     | ✓ School area      | ✓ Good views  |
| ✓ Air conditioner    | ✓ Solarium         | ✓ Quiet area  |
| ✓ Close to amenities | ✓ Equipped kitchen | ✓ Living room |
| ✓ Dinning room       | ✓ Home appliances  | ✓ Furnished   |
| ✓ kitchen            |                    |               |

**REAL ESTATE, NEXUS GROUP, SELLS GROUND FLOOR APARTMENT, IN RODRIGO DE TRIANA STREET.**

Ground floor apartment, with access for the disabled, consisting of two bedrooms, in the double room it has a built-in wardrobe. Bathroom with shower, American kitchen, living room, and terrace.

The apartment is completely renovated, toilets and bathroom renovated, kitchen furnished with wall and base units and new appliances.

The apartment has cold air conditioning and heat pump.

Apartment located, very close to the center of Guardamar and next to the Alfonso XIII Park, neighbors living throughout the year.

A few meters from the new school of Guardamar del Segura.

The expenses of the Community of owners is €308/Year, payable in two semesters.

The IBI is €142/Year.

**The sale price of this property is €115,000 TAXES NOT INCLUDED**

If you want to live in a house, new to move into, do not hesitate, come visit it.

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