



<b>Sales type :</b>	Sale	<b>Swimming pool :</b>	Communal	<b>House area :</b>	51,7m2m <sup>2</sup>
<b>Year built :</b>	2005	<b>Garden :</b>	COMUNAL	<b>Terraces area :</b>	12m2m <sup>2</sup>
<b>Energy certificate :</b>	E	<b>Orientation :</b>	Northwest	<b>Airport :</b>	20km
<b>Bedrooms :</b>	1	<b>Views :</b>	STREET	<b>Beach :</b>	1500m
<b>Bathrooms :</b>	1	<b>Parking :</b>	STREET	<b>City :</b>	0.5m
				<b>Golf :</b>	7 km

- |                         |                    |                           |
|-------------------------|--------------------|---------------------------|
| ✓ Surface parking space | ✓ Disables acces   | ✓ Central air conditioner |
| ✓ School area           | ✓ Good views       | ✓ Air conditioner         |
| ✓ Playground            | ✓ Terrace          | ✓ Quiet area              |
| ✓ Close to amenities    | ✓ Equipped kitchen | ✓ Living room             |
| ✓ Dinning room          | ✓ Community pool   | ✓ Home appliances         |
| ✓ Furnished             | ✓ kitchen          |                           |

## **GRUPO NEXUS OFFERS A TOURIST APARTMENT FOR SALE IN SUN BEACH**

Discover this charming tourist apartment located on the third floor of the **Sun Beach** complex, featuring stunning open views of the Segura River estuary. Ideally situated just minutes from the center of Guardamar del Segura, this apartment is an excellent investment opportunity.

### **Apartment Features:**

- **Beautiful Views:** Enjoy unparalleled panoramas from the comfort of your home.
- **Modern Amenities:** Equipped with centralized air conditioning for both heating and cooling, ensuring your comfort year-round.
- **Garage Access:** While the underground parking spaces are not exclusive, they are available for residents.

### **Complex Amenities:**

- **Community Pool:** Perfect for relaxing under the Mediterranean sun.
- **Children's Area:** Spaces designed for the enjoyment of the little ones.
- **Paddle Tennis Court and Petanque Area:** Ideal for sports enthusiasts.
- **On-Site Supermarket:** Conveniently open year-round for your daily shopping needs.

### **Community Fees Include:**

- Water consumption
- Payment of entrance and exit permits (vados)
- Stairwell cleaning
- Elevator maintenance

### **Why Choose This Residential Complex?**

- **High Profitability:** Ideal for vacation rentals, with growing demand in the area.
- **Quality Construction:** High-quality building with an unbeatable price-quality ratio.

Don't miss out on this unique opportunity. **Visit this apartment today** and let yourself be captivated by its charm and location.

**For more information, contact us:**

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