



<b>Sales type :</b>	Sale	<b>Swimming pool :</b>	Communal	<b>House area :</b>	77,30m2m <sup>2</sup>
<b>Year built :</b>	2004	<b>Garden :</b>	No	<b>Plot area :</b>	54,00M2m <sup>2</sup>
<b>Energy certificate :</b>	F	<b>Orientation :</b>	Northwest	<b>Airport :</b>	20km
<b>Bedrooms :</b>	2	<b>Views :</b>	STREET	<b>Beach :</b>	1 km
<b>Bathrooms :</b>	2	<b>Parking :</b>	STREET	<b>City :</b>	1,6 km
				<b>Golf :</b>	7 km

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

Grupo Nexus Real Estate for Sale: Apartment on Avenida del Puerto, Guardamar del Segura  
We present an attractive first-floor apartment, ideal for enjoying coastal living. This property features two bedrooms, two bathrooms (one of which is en suite), and a functional design that includes an open-plan kitchen, gallery, living-dining room, and a spacious terrace.

Key Features:

- Bedrooms: 2 (the youth bedroom measures 5.95 m<sup>2</sup>)
- Bathrooms: 2 (includes one en suite)
- Open-plan kitchen and gallery
- Spacious living-dining room
- Large terrace with sunset views and views of the Segura River estuary
- Surface parking space
- Community pool in a private urbanization

The apartment is equipped with air conditioning (hot and cold) and has pre-installation for a sound system. The other spaces in the apartment are very spacious, ensuring comfort and well-being.

Don't miss the opportunity to acquire this exceptional apartment in one of the best areas of Guardamar del Segura.

For more information or to schedule a visit, please do not hesitate to contact us.

