



<b>Sales type :</b>	Rentals	<b>Swimming pool :</b>	Communal	<b>House area :</b>	104m <sup>2</sup>
<b>Year built :</b>	1975	<b>Garden :</b>	COMUNAL	<b>Airport :</b>	20 km
<b>Energy certificate :</b>	G	<b>Orientation :</b>	Southeast	<b>Beach :</b>	2 km
<b>Bedrooms :</b>	3	<b>Views :</b>	STREET	<b>City :</b>	0 km
<b>Bathrooms :</b>	2	<b>Parking :</b>	STREET	<b>Golf :</b>	7 km

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

#### REAL ESTATE GROUP NEXUS, FOR RENT

Long-Term Rental - Spacious and Modern Apartment in the Heart of Guardamar del Segura, Alicante

Discover this spectacular second-floor apartment, fully renovated with high-quality materials, located in the central area of Guardamar del Segura. With an approximate surface area of 100 square meters, this apartment offers a modern and cozy atmosphere, ideal for enjoying the Mediterranean climate year-round.

Apartment Features:

- Completely furnished with new, contemporary furniture.
- 3 spacious and bright bedrooms that ensure comfort and convenience.
- 2 fully equipped bathrooms with showers.
- Spacious living-dining room, perfect for relaxing or entertaining guests.
- Independent kitchen equipped with refrigerator, oven, and vitroceramic cooktop.
- Ducted air conditioning system, ensuring a pleasant environment in both summer and winter.
- Emergency lighting and TV and internet points in all rooms.
- Oak doors and tilt-and-turn aluminum windows with thermal break and mosquito nets, providing excellent insulation.
- West-facing balcony overlooking the main street, plus a large communal terrace with panoramic views of the city, the sea, the pine forest, the castle, and the surroundings.

**Ideal Location:** This apartment is distinguished by its brightness and functionality, situated close to the center and all services and shops. The property features a reinforced security door and video intercom. Additionally, the building is equipped with an elevator and step-free access for added convenience.

**Perfect for:** This home is ideal for retired seniors seeking a safe, comfortable space with all the amenities necessary to enjoy life in an idyllic setting. Note: No pets or smoking allowed inside the apartment.

Don't miss the chance to live in this wonderful apartment in Guardamar del Segura! Contact us for more information and to schedule a visit.

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