



**Property type :** Duplex

**Location :** Guardamar del Segura

**Bedrooms :** 2

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** East

**Views :** Sea views

**Parking :** Private parking

**Built surface :** 115 m<sup>2</sup>

**Surface terrace :** 22 m<sup>2</sup>

**Solarium area :** 22 m<sup>2</sup>

**Airport :** 27

**Beach :** 1

Beautiful duplex with private solarium in a luxury residential very close to the beach of Guardamar del Segura. It is a residential in a very quiet area, with surveillance, reception and garden areas with a communal tropical pool. A short distance from the beach, 1 km. from Guardamar del Segura and only 8 minutes by car from large shopping centers, cinemas and leisure areas.

The house has an independent entrance and is made up of 3 floors for housing plus a private solarium with a storage room. It has 3 wonderful sunny terraces facing east with spectacular views of the sea and the dunes. The main terrace also has a part of it glazed to enjoy it in the winter season. The entire property enjoys a lot of natural light thanks to its orientation and its large windows. It is built with top quality materials and furniture. All furniture and appliances are included in the sale price.

It consists of a large living room with a fireplace with a very elegant decoration and from which you can access the main terrace of the house, 2 beautiful double bedrooms with fitted wardrobes, both bedrooms have a bathroom with windows. One of the bathrooms has a shower and the other is equipped with a bathtub. Its kitchen is independent and fully equipped. Also in the house there is a small room to use as a storage room. From the living room, and through a beautiful staircase, you access the upper area where the bedrooms are and then continue to the private solarium.



