



PARDAVIMAS  
**PARDUODAMAS BUTAS**

**279 000 €** (1 576.27 €/m<sup>2</sup>)

**MAIN INFORMATION**

Area  
**177.00 m<sup>2</sup>**

Rooms  
**3**

Price: **279 000 € (1 576.27 €/m<sup>2</sup>)**  
 Status: Aktyvus  
 Sale or rent: Pardavimas

**Additional Information**

VILLA IN COASTAL AREA WITH LITTLE OVERCROWDING

The property consists of 3 bedrooms and 3 bathrooms, open concept kitchen over the living room and 3 terraces plus the solarium. The residential has a swimming pool and garden area for the enjoyment of its owners, as well as a garage for cars.

Distribution of the property:

- Ground floor: a patio, an open plan lounge-kitchen-dining room of 22.50m2, a toilet, a terrace.
- First floor: 2 bedrooms, 1 bathroom
- Second floor: 1 bedroom en suite, 1 terrace of 10.80m2.

This residential is located 600 metres from the Roqueta beach and the Moncayo beach, two of the best known beaches of this city that offers its neighbours great walks along the promenade full of the best restaurants and bars in the area, ice cream parlours, fairs everything you need to spend the best holidays on the Costa Blanca.

Guardamar del Segura is located to the south of the Costa Blanca of Alicante, at the confluence of the Segura River with the Mediterranean Sea,

This cozy tourist town has everything you need for a comfortable stay thanks to its splendid climate and its 8 wide sandy beaches, 4 of which are recognized with a Blue Flag for their high quality and impeccable services. The sun shines here 320

days a year, and the average sea temperature in August is +27 degrees Celsius, in the cold season – around +20 degrees Celsius.

The city is quiet, very green, surrounded by many citrus orchards and coniferous forests, parks and sand dunes.

The abundance of pine and eucalyptus parks, the lack of industrial production and the proximity of the salt flats of La Mata and Torrevieja turn the air of Guardamar into a healing elixir.

The history of the city lies in the ruins of the Castle of Guardamar. In the 13th century it served as a fortress that protected its inhabitants from Muslim attacks and was almost completely destroyed by an earthquake in the 19th century.

Antique lovers will also love the ruins of the ancient Phoenician port of La Fonteta and the excavations of the Iberian village and necropolis of Cabezo Lucero, where, in 1987, a stone bust of an Iberian lady was found, with clothing similar to the Lady of Elche, dating back to 450–350 BC. The Lady of Guardamar is considered one of the symbols of the city and is exhibited in the Archaeological Museum of Alicante.

Also interesting is the House–Museum of the Engineer Francisco Mira, who saved the city from the advance of the dunes with the planting of thousands of pines, eucalyptus, cypresses and palm trees. These plantations, in an area of 800 hectares, give shape to the Alfonso XIII Park.

In the center of the city is another park, the Reina Sofia Park. There are peacocks here. You can feed the squirrels. Ducks and turtles live in the ponds. There is a children's playground and attractions.

At the mouth of the Segura river there is a marina, where active recreation lovers can practice sailing, surfing, diving and sport fishing.

In summer, tourists from different countries come here. 40% of the population is foreign.

The infrastructure of the city satisfies all the needs of the residents. The construction sector is actively developing, the demand for housing in this area is high. Purchase and rental prices are rising, making Guardamar a promising investment destination.

## Contact details

Phone number: +370 609 81369

Contact via email: [sandra.babraviciene@capitalrealty.com](mailto:sandra.babraviciene@capitalrealty.com)





