



SALE

PARDUODAMAS BUTAS AVENIDA DE CERVANTES, 29 , 141.00 KV.M PLOTO, 3 KAMBARIAI

275 000 € (1 950.35 €/m²)

MAIN INFORMATION

Area
141.00 m²

Rooms
3

Price: **275 000 € (1 950.35 €/m²)**
 Status: Active
 Sale or rent: Sale

Additional information

In Guardamar del Segura, a beach area not overcrowded, where you can enjoy the sun. We offer you a magnificent house of 141 m2 with a 20m2 terrace, where you can enjoy the sun practically all day.

This house is made up of 3 bedrooms, 2 bathrooms, a large full kitchen, with large closets and a small pantry. Furnished with integrated modern design, and fitted wardrobes, in all rooms. Terrace of 20 meters to the outside, with views of the sea and avenue, facing south-east, south-west, giving it the sun practically all day. Garage space with spaces for two large cars, more space for storage.

You won't have to go through the city to access the basics, since it is next to shops, schools, cafeterias, pastry shops, takeaways and is above a pharmacy.

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.

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