



Villajoyosa, Calle Costera de la mar, 3, 03570, +34 603 500 700 | Albir (Alfaz del pi), Boulevard los Musicos 6, Albir, 03581, +34 966 866 563

REF: #7145

## **ORIHUELA COSTA (GUARDAMAR)**



INFO		
PRICE:	350.000 €	
PROPERTY TYPE:	Villa	
CITY:	Orihuela Costa (Guardamar)	
BEDROOMS:	5	
Bathrooms:	3	
Build ( m2 ):	171	
Plot ( m2 ):	254	
Terrace ( m2 ):	32	
Year:	2004	
Floor:	-	
Old price	-	







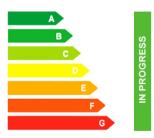


## **DESCRIPTION**

A luxury DETACHED VILLA first line on the beach of LA MATA - GUARDAMAR! The villa was built in 2004, is in good quality and offers 171m2 over 3 floors with 5 bedrooms, 3 bathrooms, an equipped modern kitchen and living/dining room. On the 3rd floor you have a private roof terrace of 32m2 and panoramic SEA VIEWS with the Pine trees in front. On the 254m2 plot you find the private pool of 8m x 4m with shower, terraces and a low maintenance garden plus garage. The Villa is part of the well known residential area of BALCON AL MAR and is just 200m from the beach via the dunes. The villa is offered completely furnished and equipped. Guardamar del Segura is a typical Spanish town. Historically it was an area of fishermen and farmers and it not only has some of the best beaches in Spain, it also has an excellent street market every Wednesday morning and some brilliant shops, bars and restaurants. It is about 30 minutes drive south from Alicante airport. The nearest neighboring village is La Mata, a typical laid-back Spanish village

by the beach.

## **ENERGETIC CERTIFIED**



STYLE	VIEWS	DISTANCE TO:	ORIENTATION
Mediterranean	<ul><li>Panoramic views</li><li>Sea views</li></ul>	Beach : 200 m Airport: 40 Km	South East West
		Town center : 2 Km	
FURNITURE	PARKING	TAX	MAIN LIVING AREA
• Furnished	Garage no Cars : 1 Parking no Cars: 2	I.B.I : 640 €	<ul><li>Storage</li><li>Bathroom en-suite</li></ul>
FLOARING	KITCHEN	GARDEN AND	ENERGETIC CERTIFIED
<ul><li>Tile floors</li><li>Stone floors</li></ul>	<ul><li>Open kitchen</li><li>Equipped kitchen</li></ul>	<ul> <li>Open terrace</li> <li>Exterior lights</li> <li>Landscaped</li> <li>Stone walls</li> <li>Private garden</li> </ul>	B e room  C  B  C  D  E  F  G

"OUR EXPERIENCE IS YOUR GUARANTEE"