



**!tipo\_vivienda :** Lejlighed

**Swimmingpool :** Nej

**Bebygget areal :** 87 m<sup>2</sup>

**Beliggenhed :** Los Palacios

**Værelse :** 2

**Badeværelse :** 2

New Development: Prices from 262,000 € to 262,000 €. [Beds: 2 - 2] [Baths: 2 - 2] [Built size: 87.00 m2 - 182.00 m2]

Discover a new residential opportunity on the Costa Blanca, combining comfort, modern design, and an exceptional location.

#### Prime Location

- Guardamar del Segura Beach – just 10 minutes by car
- Restaurants, supermarkets, pharmacies, and services – less than 5 minutes on foot
- "La Marquesa" Golf Course – 5 minutes by car
- Alicante International Airport – 35 minutes
- Murcia – Corvera Airport – 45 minutes
- Orihuela AVE Station – 25 minutes
- Intercity bus lines connecting to nearby municipalities

#### General Features

- 2 bedrooms
- 2 full bathrooms
- Fully equipped kitchen with included appliances
- Ducted air conditioning with zoning (living room and bedrooms), also installed in the basement
- Solar panels of 3.3 – 3.5 kW
- Ground floor homes (A, B, C): with air conditioning in the basement
- Upper floor homes (D, E, F): with large private solariums

#### Important Note

The price does not include property transfer taxes (ITP), legal fees (AJD), notary, registry, furniture, or other elements shown in the reference images.