



Property type : Detached Villa

Swimming pool : Private

House area : 311 m²

Location : Guardamar del Segura

Plot area : 2930 m²

Bedrooms : 4

Bathrooms : 2

- | | | |
|------------|-------------|----------------------|
| ✓ Barbecue | ✓ Furnished | ✓ Kitchen appliances |
| ✓ Solarium | ✓ Terrace | ✓ Utility room |
| ✓ Garage | | |

Nestled in the emerging residential sector of El Mirador, Guardamar del Segura, this property offers a unique opportunity to own a substantial private estate within a rapidly developing area. The expansive 2,930 m² plot hosts a single-level home with a generous 311 m² of constructed area, classified as urban property and fully serviced with water and electricity, soon to be connected to a central sewage system. The main house features a practical layout with four bedrooms, two bathrooms, a separate kitchen, and a cozy living room complete with a fireplace. A rooftop terrace enhances the space, providing views of the surrounding area. Adjacent to the main home, a guest house offers two additional bedrooms, a kitchen, and a full bathroom, ensuring privacy with its own entrance. The property also includes a closed garage with ample storage, multiple sheds, covered parking, and a summer BBQ area, making it ideal for both residential and leisure purposes. A large swimming pool is a centerpiece of the garden, promising endless relaxation. While the property requires renovation, it presents a fully legal investment opportunity, with the possibility to rebuild entirely within the current footprint of 311 m². Conveniently located, it is a short drive from Ciudad Quesada and Guardamar del Segura, with amenities such as a supermarket just five minutes away. Alicante Airport is easily accessible within 40 minutes, ensuring excellent connectivity. This property is an exceptional prospect for those seeking a spacious home or investment in a tranquil yet accessible location. Visits are available upon request. Taxes and associated purchase expenses are not included in the price.