



**Property type :** Villa

**Swimmingpool :** No

**House area :** 266 m<sup>2</sup>

**Location :** Guardamar Del Segura

**Plot area :** 467 m<sup>2</sup>

**Bedrooms :** 7

**Bathrooms :** 3

Unique opportunity 7 bedrooms villa on the beach. The villa is built on a 467 sqm plot and has a living size of 266 sqm set over two floors. The villa consists of seven bedrooms, three bathrooms one of them en-suite, open-plan kitchen, living/dining room, covered terrace, garage, garden with private direct access to the beach and a BBQ area. The villa is in condition to enter directly to live but is also a great opportunity to renovate it and have a luxury modern property in one of the best locations on the Costa Blanca coast. When you access the villa you will find the living/dining room, further on you have the open-plan kitchen which gives you direct access to the other side of the garden. From the living room you will take the stairs to the first floor where you can find, two bedrooms (one of them with an en suite bathroom) with direct access to the covered terrace that has stunning sea views. Down the corridor you will find five more bedrooms and another bathroom. In the garage, with space for more than one vehicle, you will also find one more bathroom and a storage room. The villa comes fully furnished and it is equipped with double glazed windows and mosquito nets. Outdoor area Here you will find a tiled garden with a BBQ area. From the garden you have private direct access to the beach. Area Guardamar is a cozy and popular place on the Costa Blanca, with a wonderful beach of 11 km of fine sand, dunes, and a beautiful park that stretches for kilometers through the town. You will also find shops, supermarkets, restaurants, coffee shops, bars, pharmacies, banks, medical and dental services, and everything you may need. As well as a marina, tennis courts, soccer field, gyms and others. It is located very close to the La Marquesa golf course and the water park of Rojales, as well as only 10 km from Torrevieja, which offers a wide leisure program for all ages, shopping centers and more. Beaches The magnificent beach of "Torrelamata" in La Mata is the next to Guardamar, so the extension of wonderful beaches seems endless. Climate Guardamar is an ideal place to live, and lovely to spend the summer. Summers are always sunny and warm, while winters are mild, and the area has an average temperature of 20 degrees. Guardamar is located between the salt pans of Santa Pola, and those of Torrevieja that have an air purifying effect and help to give the area a salubrious and particularly favorable environment. The climate has an especially positive effect on people with asthma, allergies, rheumatism and skin diseases. According to medical science, the area belongs to one of the healthiest places in the world thanks to the salt lakes. Shopping In Guardamar you will find a large number of shops of all kinds and supermarkets. Also in Torrevieja, which is about 10 minutes by car, is the Habaneras and Carrefour shopping center, as well as a shopping street with a variety of shops. 15 kilometers away is the large shopping center Zenia Boulevard, where you will find a variety of shops such as Zara, Massimo Dutti, H & M, Stradivarius, Oysho, Mango, Primark, Pull & Bear, Decathlon, Guess, Kiko, Druni, Rituals, Swarovski, Leroy Merlin and many more. Golf At 7 km, in Ciudad Quesada you will find the well known golf course "La Marquesa Golf & Country Club". There are a number of nearby golf courses, such as Las Colinas Golf & Country Club, La Finca Golf, Golf Las Ramblas Golf Villamartin, Lo Romero Golf, Vistabella Golf, Real Club Golf Campoamor and Golf Greenlands that are within a radius of 20 kilometers. Yachting and water sports Within a radius of 20 kilometers there are several nautical and marine clubs. In Torrevieja you will find three, while there is one in Guardamar del Segura and two in Santa Pola. Here you will find sailing schools, windsurfing and diving schools, to name a few. Several places in the area rent boards for SUP (stand up paddle-boarding), and several beaches offer water activities such as fly-boarding, banana boats, jet skis and more. Hospitals and health care In Torrevieja there is a modern public hospital that enjoys excellent reputation, and also the Hospital Quirón, which is a private hospital and is also located in Torrevieja. For health, the Mar Menor Lagoon is also ideal, which is about 40 minutes away by car. It is one of the largest salt water lagoons in Europe with a maximum depth of approximately 7 meters. The high salinity of the water provides a microclimate that is very healthy, especially for people with heart problems, rheumatism, arthritis or lung diseases. The saline mud bath is also famous for relieving skin diseases such as psoriasis, and is recommended by many specialists. How to get Guardamar is approximately 30 minutes by car from Alicante airport, and about 55 minutes from Murcia airport. From Guardamar you can easily reach the main cities in the area through the A-7 motorway or the N-332 highway, such as Elche, Alicante, Valencia, Murcia and Cartagena, to name a few.