



<b>Sales type :</b>	Sale	<b>Swimming pool :</b>	Private	<b>House area :</b>	151m <sup>2</sup>
<b>Year built :</b>	2004	<b>Garden :</b>	Private	<b>Plot area :</b>	503m <sup>2</sup>
<b>Energy certificate :</b>	E	<b>Orientation :</b>	Southeast	<b>Airport :</b>	20km
<b>Bedrooms :</b>	4	<b>Views :</b>	STREET	<b>Beach :</b>	1,5 Km
<b>Bathrooms :</b>	3	<b>Parking :</b>	STREET	<b>City :</b>	1,6 km
				<b>Golf :</b>	7 km

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|-------------------------|---------------|--------------------|
| ✓ Surface parking space | ✓ Good views  | ✓ Solarium         |
| ✓ Garden                | ✓ Quiet area  | ✓ Equipped kitchen |
| ✓ Independent kitchen   | ✓ Living room | ✓ Dining room      |
| ✓ Home appliances       | ✓ Furnished   | ✓ kitchen          |
| ✓ Pool                  | ✓ Barbecue    |                    |

Real Estate Grupo Nexus: Sale of Independent Chalet

Discover the opportunity to live in an exclusive independent chalet in a new urban sector of Guardamar del Segura! This legally compliant home has all its IBI payments up to date, offering independent electricity and community water.

Situated in an area with an urban development plan approved since 2002, your chalet will remain in its current location once the sector is developed. Please note that at that time, there will be a need to contribute to the development costs, including roadways and sanitation networks. For now, you can enjoy your home while only performing maintenance and conservation tasks.

The best part is its prime location in one of the finest areas of Guardamar del Segura, which promises excellent future potential.

Don't miss out on this unique opportunity. We invite you to visit this special property, located in a strategic and attractive enclave.

Contact us for more information and to schedule your visit!

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