

## 3 bedroom Townhouse in Guardamar del Segura

Ref: R2693955

**€350,000**



**Property type :** Townhouse

**Location :** Guardamar del Segura

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** No

**Garden :** Private

**House area :** 235 m<sup>2</sup>

**Plot area :** 235 m<sup>2</sup>

Attention, Developers – What an Opportunity! Property for sale in a prime location in Guardamar, offering many advantages for building a modern residential project with stunning views. This corner plot with a house has facades on three streets and dimensions of 11 by 21 meters. It allows for the construction of two apartments per floor of approximately 100-110 m<sup>2</sup> each, plus two setback penthouses. The buildable area of ground floor + 2 floors + attic offers great flexibility to design a functional and comfortable building. Its central location, close to all amenities and just 2 minutes from Reyes Católicos school, makes it very convenient for living or investment. The housing cost ratio of around €43,000 per unit is also an important factor for evaluating the investment. Additionally, the plot allows up to eight units with views over the park and the Vega Baja valley, in a quiet, elevated area – ideal for those seeking peace, quality of life, and panoramic views. Proximity to the historic center and no need for underground parking add extra convenience and value. Would you like help exploring purchase, investment, or development options for this property? Prices do not include taxes or administrative costs. The information provided may be subject to change; therefore, the photographic and written advertisement is not legally binding.



