



## Renovated apartment in Rosas Canyelles with sea view, tourist license, and garage.

Renovated 66 m<sup>2</sup> apartment in Roses Canyelles, featuring 3 bedrooms, 2 bathrooms, living room with open kitchen, and terrace with sea view. Ideal for enjoying

In the sought-after area of Canyelles Petites in Roses, just 200 meters from the beach, this renovated 66 m<sup>2</sup> apartment combines comfort, modernity, and Mediterranean authenticity.

It features three bedrooms and two renovated bathrooms, perfect for accommodating family and friends. The living room is organized around a lounge with an open kitchen, offering a cozy and functional space. From this area, you access a terrace with sea views, ideal for enjoying a coffee or a moment of relaxation facing the Mediterranean.

With its tourist license, this apartment is not just a place to live: it is also a potential source of income. Additionally, you have a parking space in a closed garage, a rare and highly sought-after asset in this area.

More than just an apartment, it represents a true lifestyle on the Costa Brava that awaits you.

The indicated price does not include taxes or costs related to the sale (ITP or VAT, notary, property registration, and management fees).

Real estate brokerage fees are included in the price.

The property is sold in its current state.

The information provided is indicative and may be subject to unintentional errors or omissions.

Transaction	Sale
Category	Apartment with sea view
Situation	Avenida de Santa Barbara, 27 2-14, Canyelles / Almadrava, Roses, Alt Empordà
Built area	87 m <sup>2</sup>
Useful area	66 m <sup>2</sup>
Occup. cert.	CHG00728313001
Condition	Good condition
Rooms	3
Bathrooms	2 bathrooms
Garage	Yes
Terrace	7 m <sup>2</sup>
Central heating	Yes
Air conditioning	Yes
Furnished	Yes

299.000 €

