



Apartment in front of the sea in Rosas with a magnificent view on the sea

Beachfront apartment with a 256 m² terrace and a private, closed parking space included in the price

Apartment on the beachfront in Rosas, with magnificent sea views. Direct access to the promenade, just steps from the beach and all services: restaurants, bars, shops, marina... Can you imagine listening to the sound of the waves from your terrace or living room?

The apartment originally had two bedrooms, but the living room was expanded using the space of one of them. To create two bedrooms, it is enough to add a partition in the living room.

The current bedroom has its own complete bathroom with a shower, and there is also another complete bathroom with a shower that could be used to create a second en-suite bedroom (if the decision is made for two bedrooms).

The apartment includes a 24 m² garage for one car and a storage room (both included in the sale price). The building has an elevator. Recently renovated, the apartment is equipped with air conditioning and heating (air conditioning in the living-dining room and the bedroom). This is a fantastic opportunity to acquire an apartment with an ideal location in Rosas, perfect for living as a primary residence or as a holiday home.

The apartment features two magnificent terraces with panoramic sea views, totaling 256 m² (2,760 ft²). In addition to these 256 m² (2,760 ft²), there are 73 m² (7,800 ft²) of constructed interior space (62.71 m² (6,600 ft²)). An incomparable environment to enjoy the sun, eat and dine outdoors at any time of day. Its south orientation ensures optimal sunlight throughout the day.

One of the terraces is accessible from the living-dining room through a glass sliding door. The other is accessed from the first terrace. Both are open and offer direct sea views (the first terrace is equipped with an awning, while the second can accommodate umbrellas or a pergola). The living room, dining room, and kitchen form a single open space. The door leading to the terrace and the large windows allow natural light to enter. In addition, they provide spectacular sea views from all corners of the living room, dining room, and kitchen.

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

The real estate intermediation fees are included in the price.

The property is sold in its current condition.

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

Transaction	Sale
Category	Apartment with sea view
Situation	Passeig MARITIM 29, 29 1 1-B, Santa Margarita, Rosas, Alt Empordà
Built area	95 m ²
Useful area	73 m ²
Occup. cert.	CHG01093725001
Condition	Good condition
Rooms	1
Bathrooms	1 bathroom , 1 toilet
Parking	Yes
Lift	Yes
Furnished	Yes

675.000 €

