



## Splendid apartment in the Port of Roses with tourist license

This exceptional apartment is located on the second floor with elevator access and offers breathtaking views of the marina and nautical area, bordering the majestic and magnificent Bay of Roses.

The sunsets are stunning, and the exceptional panorama allows you to experience the Costa Brava in all its splendor, stretching all the way to the Pyrenees.

The apartment has been completely renovated and features two double bedrooms with built-in wardrobes, a bathroom with a large walk-in shower, and a separate, very practical toilet.

The open-plan, fully equipped kitchen flows into the living room, which leads to the dining area with its 11 m<sup>2</sup> terrace. This terrace overlooks the bay and the town, offering a delightful view from morning till night. With air conditioning for year-round comfort, this apartment is ideal as a primary residence or for generating rental income, as it holds the official tourist license. Within easy reach of all shops and activities, from the beach to the marina, including the shops, bars, and restaurants in the town center, this property boasts an ideal location in the heart of the seaside resort of Roses.

Undoubtedly, a sound investment for a worry-free purchase... Sold semi-furnished so you can enjoy the vibrant lifestyle of this picturesque town from day one...

Transaction	Sale
Category	Flat
Situation	Calle merce rodoreda, 1 6 2-C, Roses town center, Roses, Alt Empordà
Built area	68 m <sup>2</sup>
Occup. cert.	
Condition	Restored
Rooms	2
Bathrooms	1 bathroom
Terrace	11 m <sup>2</sup>
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

244.000 €

