



Apartment with tourist license and canal view in Santa Margarita - Roses.

Royal Marine Residence 2 with pool, terrace, and elevator.

Located in Santa Margarita, in the exclusive Royal Marine 2 residence in Roses, this apartment offers a pleasant living environment in a prime area, close to amenities and just 1.5 km from the beach.

Situated on the second floor with an elevator, the fully air-conditioned property consists of a comfortable bedroom, a functional bathroom, and a bright living room with an open kitchen. The space opens to a 5 m² terrace with a clear view of the canal, ideal for enjoying sunny days in a tranquil setting.

The residence features a communal swimming pool, perfect for refreshing and relaxing during the summer season.

With a valid tourist license, this apartment represents a rare opportunity in Roses, combining location, features, and usage flexibility.

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

The real estate agency fees are included in the price.

The property is sold in its current condition.

The information displayed is for guidance and may be subject to inadvertent errors or omissions.

Transaction	Sale
Category	Apartment with canal view
Situation	AV DEL PORT JOAN N2-16, 12 1 2-29, Santa Margarita, Roses, Alt Empordà
Built area	47 m ²
Useful area	40 m ²
Occup. cert.	
Condition	Good condition
Rooms	1
Bathrooms	1 bathroom
Terrace	5 m ²

159.500 €

