



## Bright apartment with tourist license and parking, 700m from the beach

We've just listed an apartment that has it all!

This modern, bright, and functional home stands out for its excellent location and offers all the comforts needed for year-round living, as a second home, or as an investment property.

The apartment features a spacious living-dining room with a fully equipped open-plan kitchen and access to a pleasant east-facing terrace, perfect for enjoying the morning sun and unobstructed views. It has two double bedrooms with built-in wardrobes, one with direct access to the terrace, a full bathroom with shower, and a convenient utility room.

To ensure maximum comfort throughout the year, the apartment is equipped with ducted air conditioning with a heat pump. Located on the third floor with elevator access, the apartment is entirely exterior-facing and very bright, with double-glazed windows in every room.

Furthermore, it has a tourist license, making it an excellent investment opportunity with very good returns on holiday rentals during the summer season.

Located just 700 meters from Santa Margarida beach in Roses, this property allows you to walk to the beach, restaurants, shops, and all necessary amenities.

The price includes a spacious 18 m<sup>2</sup> underground parking space, ideal for a large car, bicycles, or motorcycles, with convenient access and easy maneuverability.

In short, an ideal property to live in, enjoy, or generate income from day one.

Don't miss this opportunity and call us to schedule a visit!

The price indicated does not include taxes or expenses related to the sale (Property Transfer Tax or VAT, notary fees, property registration fees, and administrative fees). Real estate brokerage fees are included in the price. The property is sold as is. The information provided is for guidance only and may be subject to errors or unintentional omissions.

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| Transaction      | Sale                                     |
| Category         | Flat                                     |
| Situation        | Avenida DE LA PLATJA, Roses, Alt Empordà |
| Built area       | 72 m <sup>2</sup>                        |
| Useful area      | 46 m <sup>2</sup>                        |
| Occup. cert.     | CHG00452423001                           |
| Condition        | Good condition                           |
| Rooms            | 2  |
| Bathrooms        | 1 bathroom                               |
| Parking          | Yes                                      |
| Washing machine  | Yes                                      |
| Central heating  | Yes                                      |
| Air conditioning | Yes                                      |
| Lift             | Yes                                      |
| Furnished        | Yes                                      |

219.000 €

