



## Apartment with tourist license in Almadrava, Roses, near the beach

Discover this pleasant apartment with a tourist license, located in the sought-after Almadrava area of Roses, just 150 meters from the beach. A privileged location to enjoy the Costa Brava in a quiet setting, close to the sea and seasonal shops.

Located on the first floor of a well-maintained residence, the apartment offers an area of approximately 52 m<sup>2</sup>. It consists of a bright living room, a fitted and functional kitchen, two bedrooms with built-in wardrobes, as well as a bathroom. The property is in good condition and can be used quickly, with no major work required.

The property includes several appreciated comfort features: reversible air conditioning, double glazing, and electric shutters. A cellar, a storage space, as well as a covered private parking space are included in the price, a real advantage in this area close to the beach.

The apartment also benefits from a tourist license, which represents an interesting asset both for personal use and for a seasonal rental project. Its location in the immediate vicinity of Almadrava beach allows you to fully enjoy Roses and its privileged surroundings.

Transaction	Sale
Category	Apartment with sea view
Situation	AVENIDA JOSE DIAZ PACHECO, 129 1 1-2C, Canyelles / Almadrava, Roses, Alt Empordà
Built area	52 m <sup>2</sup>
Useful area	47 m <sup>2</sup>
Occup. cert.	CHG01285125001
Condition	Perfect condition
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Terrace	Yes
Central heating	Yes
Air conditioning	Yes
Furnished	Yes

# 310.000 €



