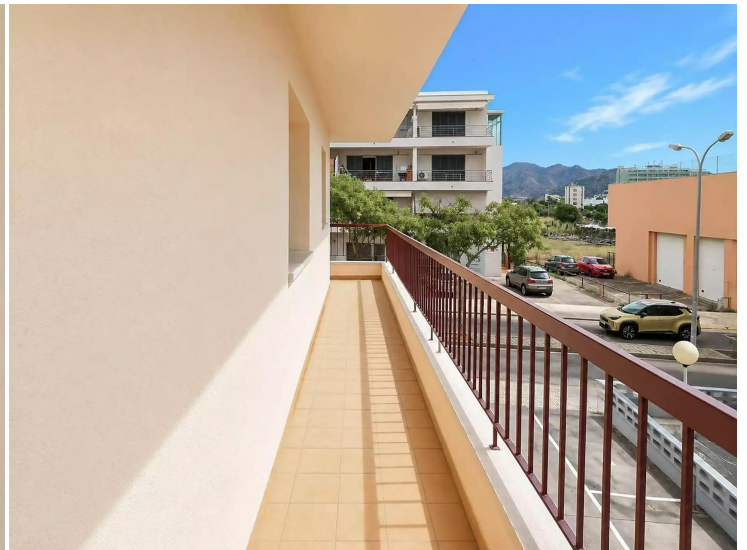




## Your place by the sea in Roses: terrace with canal views and private parking

Flat for sale in Roses, with 85 m<sup>2</sup>, 2 rooms and 1 bathrooms, Garage, Lift and Air conditioning.

&lt;p&gt;Imagine starting your morning with breakfast on your terrace, enjoying peaceful views over the canal, knowing that in just a few minutes on foot you could be on the beach, enjoying the Mediterranean.&lt;/p&gt;&lt;p&gt;This charming and well-maintained apartment is located in Santa Margarita, one of the most popular areas of Roses, on the first floor of a building with a lift. A welcoming home where you can start enjoying the Costa Brava lifestyle from the very first day.&lt;/p&gt;&lt;p&gt;The apartment offers 2 bedrooms, 1 bathroom and an open-plan kitchen connected to the living and dining area, which leads directly onto the terrace. This is where the property reveals its special charm: a pleasant outdoor space with views over the canal, perfect for a relaxed breakfast, dinner outside or simply unwinding at the end of the day.&lt;/p&gt;&lt;p&gt;The property also features double-glazed windows and air conditioning, providing additional comfort throughout the year.&lt;/p&gt;&lt;p&gt;And there is another important advantage in such a sought-after area: your own private outdoor parking space. Forget about searching for somewhere to park – simply arrive and start enjoying Roses.&lt;/p&gt;&lt;p&gt;The location completes the picture. The beach is only 600 metres away, while the nearby seafront promenade invites you to enjoy long walks by the Mediterranean. Restaurants, bars, supermarkets and a wide variety of shops and services are also close by, allowing you to enjoy everyday life with almost everything within walking distance.&lt;/p&gt;&lt;p&gt;Sea, canal, terrace, beach and the convenience of your own parking space. A wonderful combination for embracing the Mediterranean lifestyle and discovering everything Roses has to offer.&lt;/p&gt;&lt;p&gt;Come and see it. Your next walk along the seafront might just start from here.&lt;/p&gt;

|                  |                                 |
|------------------|---------------------------------|
| Transaction      | Sale                            |
| Category         | Flat                            |
| Work category    | New construction                |
| Situation        | De La Playa, Roses, Alt Empordà |
| Built area       | 85 m <sup>2</sup>               |
| Useful area      | 59 m <sup>2</sup>               |
| Condition        | Good condition                  |
| Rooms            | 2                               |
| Bathrooms        | 1 bathroom                      |
| Garage           | Yes                             |
| Terrace          | Yes                             |
| Air conditioning | Yes                             |
| Lift             | Yes                             |

270.000 €

