



Cosy 2-bedroom apartment with terrace — Roses (Santa Margarita)

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Apartment for sale located at Carrer Roca Llarga, 7, in the Santa Margarita area of Roses, just minutes from the beach and all amenities. Bright property on the second floor, with an outward-facing terrace, ideal as a second home or holiday residence.

The property features a living-dining room with terrace access, a separate fitted kitchen, two bedrooms and a full bathroom with shower. Terrazzo flooring, it retains its Mediterranean character and is delivered in good condition, ready to move in. The building has no lift.

Carrer Roca Llarga, 7 — Roses (Santa Margarita)

Second floor · no lift

Resale, in good condition · 2 bedrooms · 1 bathroom

Usable area: 49.07 m² · Built area: 66 m²

Year of construction: 1971

Energy rating: G (Consumption G 265 kWh/m²·year /

Emissions F 51 kg CO₂/m²·year) — Ref. 2Z15B8543

Habitability certificate reference: CHG00455526001

Transfer tax (ITP): current rate · Notary and registry fees as per schedule

AICAT Reg. No. A12184

Transaction	Sale
Category	Flat
Work category	New construction
Situation	Carrer ROCA LLARGA 7 2, Roses, Alt Empordà
Built area	50 m ²
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Terrace	7 m ²
Furnished	Yes

178.000 €

