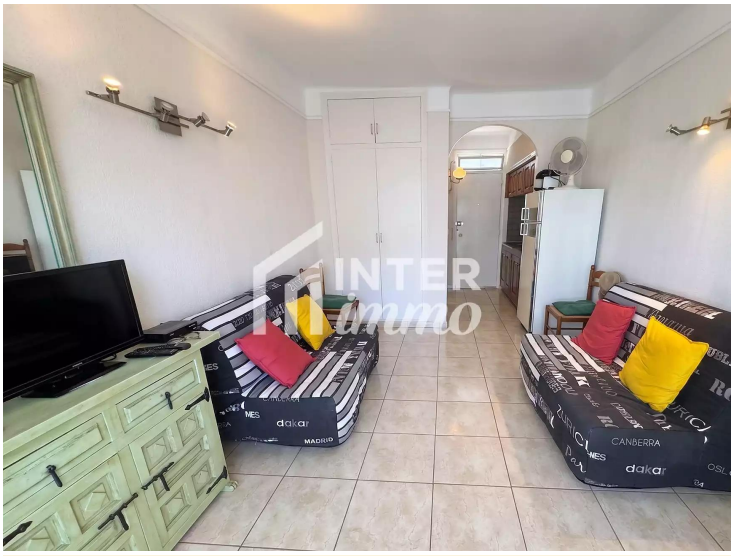
ref. 6594









Studio with terrace 30 m from the beach — 4th floor, Salatar, Roses

Open the sliding doors, let the Mediterranean breeze in and enjoy your terrace just steps from the beach. This 21.6 m² studio awaits you on the 4th floor, on the second sea line, only 30 metres from the shore, in the heart of Salatar — one of the most sought-after neighbourhoods in Roses.

Bright, open-plan layout with two sofa beds, built-in wardrobe, dining area and television. Fitted kitchenette (electric hob, sink, fridge). Shower room. 5 m² terrace with lateral sea views. Lift. Free of encumbrances.

Your pied-à-terre on the Costa Brava, between beach, shops and seafront promenade.

Usable area: 21.6 m² | Built area: 21 m² | Terrace: 5 m²
Resale | Year of construction: 1968
Energy consumption: 390 kWh/m² year (G) | Emissions: 70 kg CO?/m² year (G) | EPC ref.: PK3H25N9Z
Cadastral ref.: 3394002EG1739S0089LY
Transfer tax: current rate | Notary and registry fees as per official schedule

Transaction	Sale
Category	Studio
Situation	Calle CALA ROSTELLA 3 4, Roses, Alt Empordà
Built area	20 m^2
Condition	Good condition
Bathrooms	1 bathroom
Terrace	5 m^2
Lift	Yes
Furnished	Yes

87.000 €

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