



## Apartment with garage in option in Santa Margarida, Roses

We present this charming apartment in Roses – Santa Margarita, located in a quiet residential area close to the navigable canals and just 1,500 metres from the beach. A bright and practical property with excellent potential for holidays or investment on the Costa Brava.

### Layout

The apartment features a cozy living-dining room with an open-plan kitchen and direct access to a 10 m<sup>2</sup> glazed terrace, perfect for year-round use and offering open views.

It also includes:

1 bedroom with built-in wardrobes

1 bathroom with shower

54 m<sup>2</sup> built (49 m<sup>2</sup> usable)

Security entrance door

The property is in very good condition, with the possibility of updating to suit your style.

### Building and location

Located on the second floor of a building with lift, in a quiet area with parking spaces in front of the building.

Just:

1,500 m from the sandy beach

3,300 m from Roses town centre

Close to shops and services

### Optional garage

Option to purchase a 24 m<sup>2</sup> private garage in the same building for €48,000.

### Why it's a great opportunity

Ideal for holidays, second home or investment

Quiet and well-connected location

Very practical glazed terrace

Building with lift

Optional garage

Excellent value for money in Santa Margarita

Transaction	Sale
Category	Flat
Situation	Avenida del Port Canigó, 3 2-8, Roses, Alt Empordà
Built area	54 m <sup>2</sup>
Useful area	49 m <sup>2</sup>
Occup. cert.	En trámite
Condition	Good condition
Rooms	1
Bathrooms	1 bathroom
Terrace	10 m <sup>2</sup>
Lift	Yes
Furnished	Yes

122.000 €

