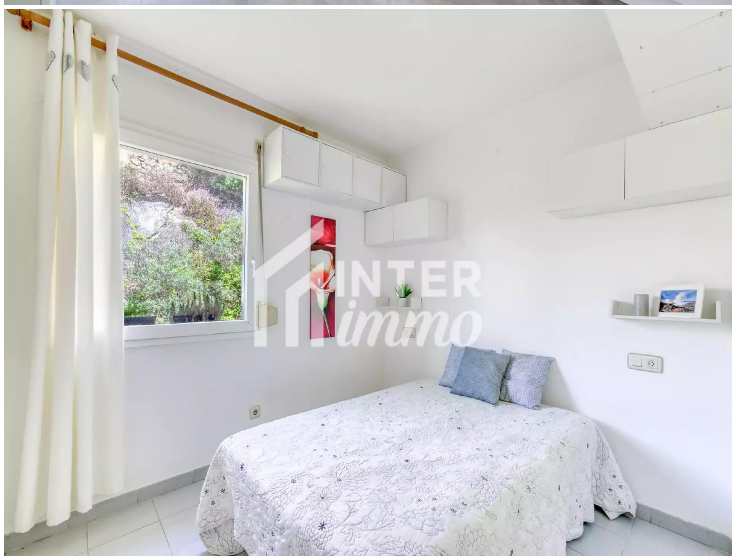
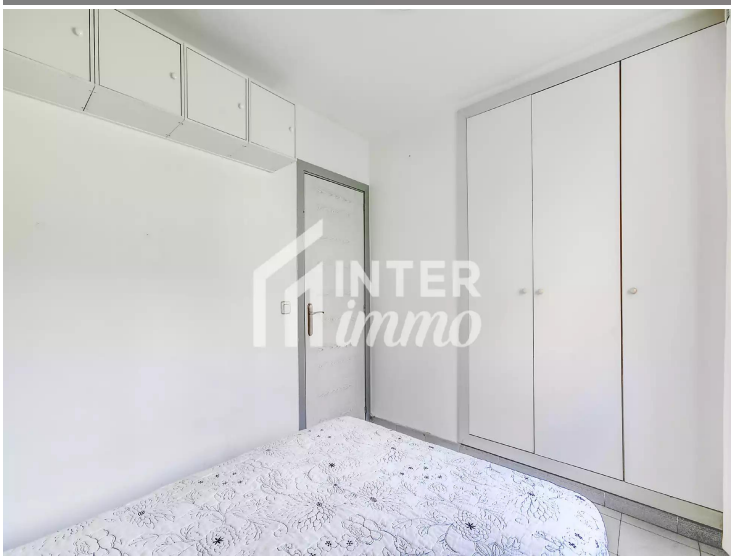
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Unique opportunity in the port of Roses!

This beautiful second-floor apartment with an elevator offers unbeatable views of the old fishing port. From its spacious balcony, you can enjoy the charming sight of fishing boats coming and going while taking in the horizon that stretches all the way to Santa Margarida, Empuriabrava, and Sant Pere Pescador, along with all the towns that adorn the stunning coast. The apartment, completely renovated, has two double bedrooms with built-in wardrobes and is fully exterior, making it a very bright home. The community is very quiet and perfectly maintained, ideal for those seeking peace and comfort. Plus, its location is perfect, with easy access to all the services and attractions in the area. Come visit it and fall in love with life by the sea!

Tensioned area: Yes · Large holder: No · Energy certificate no.: ZQV8MKR9Z · Energy consumption: 150 kWh/m² year · CO? emissions: 28 kg CO?/m² a Year · Community fees: €600/year · Property tax (IBI): €300/year. Approximate total price for the buyer: €248,000 (including transfer tax, notary, registration, and administrative fees). Brokerage fees included in the listed price. Information is for guidance only and not contractual.

Transaction	Sale
Category	Flat
Situation	Carrer Merce Rodoreda 1 2, Roses, Alt Empordà
Built area	61 m^2
Useful area	57 m^2
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Terrace	5 m^2
Air conditioning	Yes
Lift	Yes

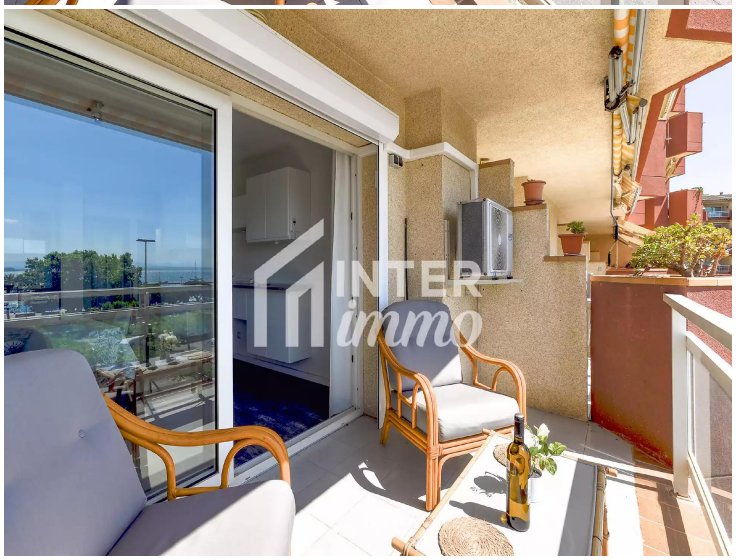
220.000 €



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