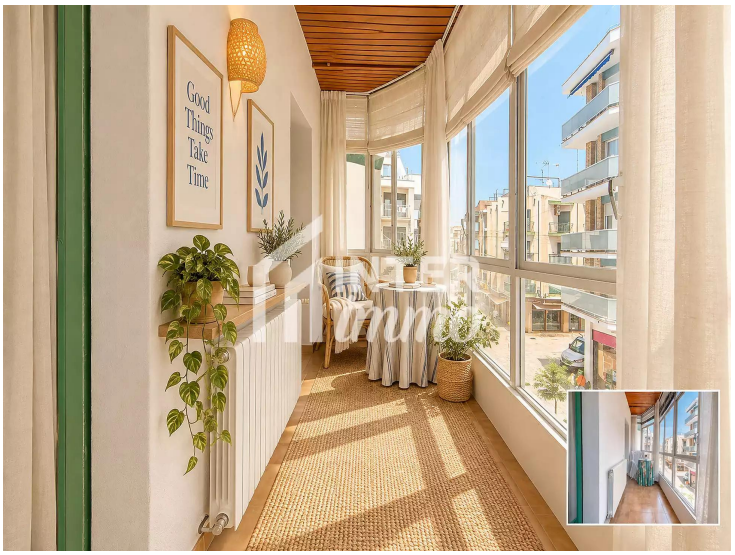
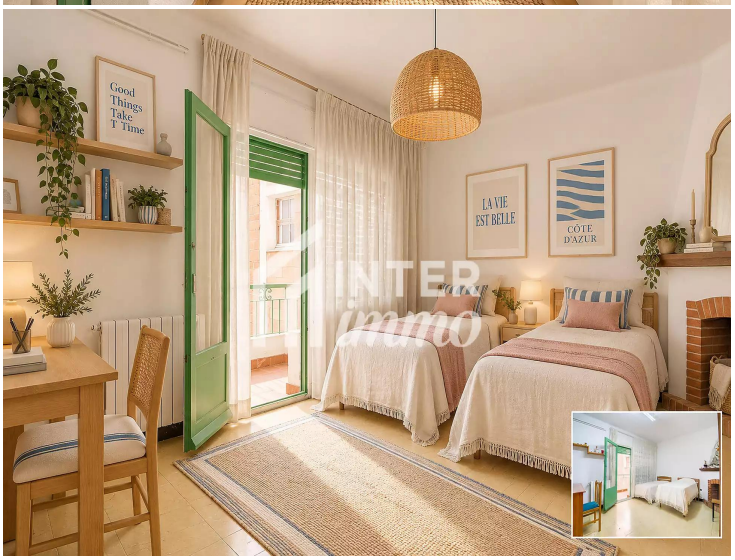
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ref. 6537

Apartment with Large Private Terrace and Building Extension Rights in the Historic Centre of Roses

Discover this spacious 96 m² apartment, ideally located on Calle Mayor, in the heart of the historic centre of Roses, just a few metres from the beach, the seafront promenade, shops, restaurants and all essential services. The building has successfully passed the Technical Building Inspection (ITE). Located on the second floor without a lift, the apartment offers 3 spacious double bedrooms, a large living-dining room with fireplace, a separate kitchen and a full bathroom. Its generous spaces and practical layout provide excellent potential for renovation and modernisation while preserving its original character.

One of the outstanding features of this property is its impressive private terrace of approximately 55 m², an exceptionally rare find in the centre of Roses. The terrace also includes a utility area and a second full bathroom and offers endless possibilities for creating a chill-out area, outdoor dining space, home office or simply a private retreat where you can enjoy the Mediterranean climate throughout the year.

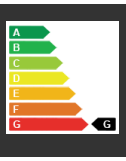
The property also benefits from building extension rights, providing significant additional potential. We have a report from Roses Town Council regarding the possibility of carrying out building works and extending the existing construction, making this property particularly attractive both as a private residence and as an investment opportunity.

A unique opportunity to acquire an apartment with a large private terrace in the centre of Roses, just steps from the Mediterranean and offering excellent potential for future expansion. Located in one of the most attractive areas of the Costa Brava, Roses offers beautiful beaches and coves, a marina, excellent restaurants, shops and all the amenities needed to enjoy the area throughout the year.Some images have been created using artificial intelligence

Approximate total purchase costs (including taxes and expenses): €267,000. Stressed area: yes. Large fork: No, certificate of habitability: up-to-date, no. - energy certificate: current 2BP3K73DF Energy consumption: 382 kWh/m² year, CO? emissions: 80 kg CO?/m² year - joint and Ibi expenditure: approx. €500 per year.

Transaction	Sale
Category	Flat
Situation	Carrer Sant Elm 4 2, Roses, Alt Empordà
Built area	96 m^2
Useful area	86 m^2
Condition	To Restore
Rooms	3
Bathrooms	1 bathroom
Terrace	55 m^2

195.000 €



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