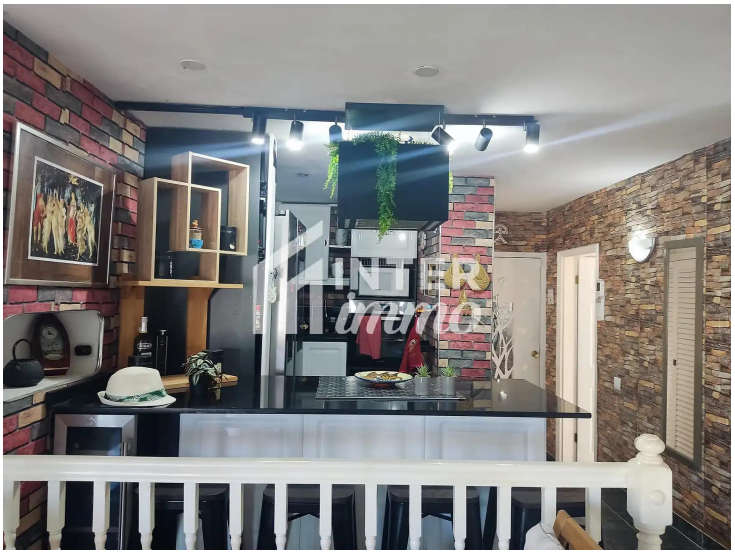








ref. 6725

Apartment with two sailing-boat moorings in Roses

An opportunity to acquire two connected studio units, forming a bright apartment with three terraces overlooking the canal.
The property features a spacious, modern kitchen, a living and dining area, and a large suite complete with a spectacular hammam-style bathroom and sauna.
Designed for maximum comfort, this modern apartment includes electric shutters, double-glazed windows, aluminum enclosures, and a centralized heating and cooling system (heat pump).
The price includes two moorings for sailboats and two storage units located in the common areas.
There is potential to create an additional double bedroom, which would also include its own terrace.
Please feel free to request a viewing—no obligation required.
Taxes (ITP), notary fees, and land registry costs are not included.
In compliance with Law 3/2017 of February 13, of the Civil Code of Catalonia—which establishes regulations regarding consumer information in the sale of residential property—please be advised that the stated price does not include costs associated with the transaction, such as notary fees, land registry fees, applicable taxes (ITP or VAT plus AJD), or other expenses inherent to the purchase and sale process.

Transaction	Sale
Category	Flat
Situation	Carrer Cala Fonda 36 1, Roses, Alt Empordà
Built area	132 m^2
Useful area	90 m^2
Condition	Good condition
Rooms	2
Bathrooms	2 bathrooms
Terrace	3 m^2
Air conditioning	Yes
Furnished	Yes

295.000 €



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