



## Renovated apartment with tourist license in Santa Margarita.

Unobstructed view, south-facing and only 300 m from the sea

Discover this superb fully renovated 1-bedroom apartment located in Santa Margarita, one of the most sought-after neighborhoods in Roses.

With a constructed area of 50 m<sup>2</sup> (42 m<sup>2</sup> usable and 8 m<sup>2</sup> of balcony), it offers a bright and perfectly optimized space.

The apartment is on the 4th floor with an elevator in a well-maintained residence. Its south-facing orientation ensures consistent brightness throughout the day, and its sunny terrace invites you to enjoy the Mediterranean climate in every season.

From the terrace, the unobstructed view enhances the feeling of space and tranquility. The location is ideal: just 300 meters from the beach, shops, restaurants, and services.

This property has a tourist license, a rare asset on the market, perfect for rental investment or for those looking to fully embrace the gentle lifestyle of the Costa Brava.

Transaction	Sale
Category	Flat
Municipality	Alt Empordà
Surface area	50 m <sup>2</sup>
Rooms	1
Bathrooms	1 bathroom , 1 toilet
Terrace	Surface area
Central heating	Yes
Air conditioning	Yes
Balcony	Yes
Lift	Yes
Furnished	Yes

167.000 €

