



For sale – Stunning penthouse with two terraces, 3 bedrooms and open views in Santa Margarita (Roses)

Located in a modern, secure residence with swimming pool and caretaker, this top-floor apartment stands out for its comfort, brightness, and exceptional outdoor spaces.

With an interior surface of 90 m², it offers a spacious and light-filled living room with open-plan kitchen, three bedrooms including a master suite, and a second full bathroom. The finishes are neat and the property is in excellent condition.

A first 13 m² terrace, facing southwest, extends the living space and opens onto wide, unobstructed views of the Aiguamolls. Above, accessed via an exterior staircase, a superb private rooftop terrace of 97 m² allows you to fully enjoy the Mediterranean climate in peace.

The property includes two underground parking spaces and a private storage room of 10 m².

All this in a quiet environment, close to the beaches, shops and marina.

A rare apartment thanks to its generous outdoor areas, impeccable condition, and prime location.

Transaction	Sale
Category	Flat
Situation	AVENIDA DEL PORT JOAN, 12 4-417, Santa Margarita, Roses, Alt Empordà
Built area	187 m ²
Useful area	9.088 m ²
Occup. cert.	
Condition	Good condition
Rooms	3
Bathrooms	2 bathrooms , 2 toilets
Garage	32 m ²
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

365.000 €



