



## Lovely apartment just 100 meters from the sea in the Salata area

We present this charming 52 m<sup>2</sup> apartment, ideal as both a primary residence and a summer retreat. Located just 100 meters from the beach in the quiet and desirable Salata area, this home offers comfort, brightness, and an unbeatable location. The apartment features a modern open-plan kitchen, perfectly integrated into the living space, and a cozy living-dining room with air conditioning for your comfort. From the living room, you have access to a 6 m<sup>2</sup> terrace with unobstructed views, an ideal spot to relax and enjoy the sea breeze. The two cozy bedrooms, both with built-in wardrobes, are designed to offer a peaceful and bright atmosphere, perfect for resting after a day of exploring the coast. Additionally, the bathroom is fully equipped with a bathtub, providing added convenience. The location is perfect, with easy access to the beach and all local amenities: restaurants, shops, and public transportation, making this apartment a great choice for both year-round living and enjoying the summer season.

Transaction	Sale
Category	Flat
Situation	Calle Calderon de la Barca, 32 3-2, Roses, Alt Empordà
Built area	58 m <sup>2</sup>
Useful area	52 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Terrace	6 m <sup>2</sup>
Air conditioning	Yes
Lift	Yes

175.000 €



