



## Apartment with terrace, parking and views to the canal · 250 m from Santa Margarita beach · Roses

Bright 1-bedroom apartment on the first floor of a building with lift, just 250 metres from Santa Margarita beach, in one of the most peaceful and well-located areas of Roses.

The 45 m<sup>2</sup> are cleverly laid out with an open-plan design: the kitchen flows into the living area, creating a light and practical space — perfect for a relaxed holiday lifestyle. The bedroom features built-in wardrobes and the apartment is equipped with air conditioning for the summer months.

The renovated bathroom includes a walk-in rain shower. The 8.20 m<sup>2</sup> terrace is the ideal spot for breakfast or al fresco dining with a sea breeze.

Private parking space included. Just a short walk from the beach, shops and restaurants.

Transaction	Sale
Category	Flat
Municipality	Alt Empordà
Surface area	45 m <sup>2</sup>
Rooms	1
Bathrooms	1 bathroom
Parking	Yes
Terrace	Surface area
Garden	Yes
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

145.000 €



