



## MAGNIFICENT APARTMENT WITH SEA VIEW IN SALATA ROSAS with tourist license

This magnificent 79 m<sup>2</sup> apartment is ideally located in a secure residence just 50 meters from the beach and will delight its future owners, who will be able to enjoy the benefits of the Costa Brava and Roses in particular all year round.

On the 4th floor of a 5-story building, and moreover on a corner, this property benefits from abundant natural light. The sleeping area comprises two double bedrooms with built-in wardrobes, a beautiful bathroom with a walk-in shower, and a separate toilet with a window. It will be perfect for year-round living or for enjoying excellent stays of varying lengths under the Mediterranean sun.

The living room is the heart of this property, offering panoramic and side views of the sea and the surrounding area, sheltered from the prevailing winds. The living room with its open-plan kitchen opens onto a lovely 14m<sup>2</sup> terrace, ideally sized to enjoy its sunny aspect at any time of day.

The building houses a spa and wellness center on the ground floor, offering massages, treatments, and more, as well as a beautiful adjoining garden.

Its exceptional location is its main asset, but the icing on the cake is that it holds an official tourist license, which will allow for a clear and profitable rental income if needed. Sold furnished as is...

Transaction	Sale
Category	Flat
Situation	Calle Miguel de cervantes, 28 4-6, Roses, Alt Empordà
Built area	79 m <sup>2</sup>
Occup. cert.	27052037
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Terrace	14 m <sup>2</sup>
Central heating	Yes
Lift	Yes
Furnished	Yes

399.000 €

