



## Apartment with sea views and terrace — Salatà, Roses

Just 300 metres from the beach, in the quiet Salatà area, this apartment in the Ahinoa building is one of those that makes you want to stay. Imagine starting the morning with a coffee on the terrace, looking out at the blue of the Mediterranean, then walking down to the sand in barely five minutes.

From the terrace and the living room you can enjoy sea views, a rare luxury at this distance from the coast. The property is practical and ready to enjoy: one bedroom, a full bathroom, a fitted kitchen open to the dining area, and a bright terrace that becomes the favourite spot in summer. It also includes an outdoor parking space, another extra that makes the difference.

An ideal opportunity for those seeking a holiday retreat by the beach or a second home to enjoy all year round in one of the most appreciated areas of Roses.

### Technical details

Location: Ahinoa building, 4th floor door H, Salatà area, Roses · 300 m from the beach

Layout: 1 bedroom · full bathroom · fitted kitchen (ceramic hob, oven, washing machine) · living-dining room · terrace

Parking: outdoor space in exclusive use since 1999 (registry status detailed in annex)

Usable surface: 52.65 m<sup>2</sup> (apartment) + 8.81 m<sup>2</sup> (terrace)

Property condition: good condition

Habitability certificate: CHG00614426001

Energy certificate: class E · 177 kWh/m<sup>2</sup>/year · 32 kg CO<sub>2</sub>/m<sup>2</sup>/year · Ref. 58LMZWDWQ

Transfer tax (ITP): current rate · Notary and registry fees per official scale

AICAT no. A12184 · API no. 8561

Transaction	Sale
Category	Flat
Situation	Carrer CALDERÓN DE LA BARCA, Roses, Alt Empordà
Built area	53 m <sup>2</sup>
Occup. cert.	CHG00614426001
Condition	Good condition
Rooms	1
Bathrooms	1 bathroom
Parking	Yes
Terrace	9 m <sup>2</sup>
Lift	Yes
Furnished	Yes

170.000 €

