

apartment for sale Roses, Alt Empordà



This attractive apartment is located in a quiet residential area of Roses, just 1,200 meters from Santa Margarita Beach and close to the commercial area, with all amenities within easy reach.~~The property stands out for its excellent condition and its inviting outdoor spaces, including a spacious terrace with a private 18 m2 garden, perfect for enjoying the Mediterranean climate, outdoor breakfasts, relaxing moments, or gatherings with family and friends. It's also ideal for pet owners.~~One of the main advantages of this apartment is that the community pool is right in front of the garden, allowing residents to enjoy the shared amenities comfortably and safely, which is perfect for families with children or hosting guests.~~The apartment is part of a well-maintained residential complex offering concierge service, security system, pool, and communal gardens, providing comfort, peace of mind, and a pleasant environment all year round.~~Thanks to its location and features, this property is ideal as a second home, holiday apartment, primary residence, or rental investment, in one of the most sought-after areas of the Costa Brava.~~ A fantastic opportunity to enjoy life in Roses with outdoor spaces, community amenities, and all the comforts of modern living.~~In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as current sectoral regulations, it is stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below:~~~ Property Transfer Tax (ITP): The current tax rate in the Autonomous Community of Catalonia will apply (Property Value up to €600,000 = 10% (CÁLCULO 22.000€), from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable depending on the buyer's personal circumstances or the property's characteristics, or the reduced rates of 3% or 4% applicable, under legally established terms, for the acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements of current regulations are met. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.~~~ Notary Fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notary tariff.~~~Registry Expenses: Registration in the Property Registry will be invoiced according to the official tariff established in ANNEX I of Royal Decree 1427/1989, of November 17, which approves the tariff for Property Registrars.~~~ Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to 1200 € (VAT included).~~~ Seller's Agency Fees: Included in the retail price (PVP).~~~ Buyer's Agency Fees: Please note that professional fees may be charged to the buyer in cases where real estate

personal shopper (PSI) services have been contracted. NOT LINKED TO THE PURCHASE PRICE.~~For exhaustive information on the operation, tax rates, and ITP bonuses in Catalonia, you can consult the official portal of the Catalan Tax Agency: (please use the form to respond)

property details

Spanishestate **6325493**
id:
reference:: **7376IP**
close to/ located: **Roses**
region: **Alt Empordà**
property type: **apartment**
rooms: **2**
property surface: **82 m2**
surface plot: **- m2**
price: **€ 220.000**

contact

real estate agent: **Kw Girona One**
name: **not available**
spreekt: **not available**
telefoon: **+34644472277**