

apartment for sale **Roses, Alt Empordà**



We present this charming, renovated apartment located in Santa Margarida (Roses), one of the most soughtafter areas on the Costa Brava for its proximity to the beach, its navigable canals, and its vibrant atmosphere yearround. Located on the second floor (no elevator), the apartment offers 58 m² of wellutilized living space, with bright rooms and a comfortable, functional layout. The heart of the apartment is its welcoming livingdining room with an integrated kitchen, an open and inviting space with direct access to the balcony. From here, you can enjoy beautiful views of the sea and the Santa Margarida canal, one of the most distinctive and desirable spots in the area. It has two double bedrooms, one of which is a suite with a private bathroom (no toilet) and access to the balcony, as well as a second full bathroom with a shower. Thanks to its orientation and abundant natural light, this apartment offers a warm and comfortable feel yearround, ideal for both holiday enjoyment and longterm living. As a significant added value, it includes a large parking space in a communal area, a highly appreciated extra in this location. The property is partially renovated and ready to move into, while also maintaining potential for future upgrades and appreciation. The building is currently undergoing major improvements, representing an attractive mediumterm investment opportunity. A perfect property as a second home, holiday investment, or for enjoying the Mediterranean lifestyle in one of Roses' most soughtafter areas. Additional information: The real estate agency commission is included in the price. The price does not include taxes or closing costs. The buyer is responsible for: Property Transfer Tax (ITP), notary fees, registration fees, and, if applicable, financing costs. We would be delighted to arrange a viewing. Don't miss this opportunity! Some photographs have been digitally retouched to improve their presentation.

property details

Spanishestate id: **6384742**
reference:: **KCSP-363**
close to/ located: **Roses**
region: **Alt Empordà**
property type: **apartment**

contact

real estate agent: **Villas Mondragon**
name: **Maria Mondragon**
spreekt: **English, French, Spanish**
telefoon: **not available**

rooms:	2
property surface:	85 m2
surface plot:	- m2
price:	€ 220.000