

## duplex for sale Roses, Alt Empordà



Start your new life by the sea in Roses! Modern 2-bedroom duplex, just 1 minute from the beach. With a balcony, air conditioning, and everything you need to enjoy the Mediterranean year-round. Ideal for living or investing in Santa Margarita! With 58 m<sup>2</sup> well distributed over 2 floors, it offers a bright and welcoming atmosphere, perfect for enjoying the Mediterranean lifestyle. It features: 2 comfortable and functional bedrooms, living-dining room with a fully integrated open-plan kitchen, 2 modern bathrooms with showers, spacious balcony, ideal for relaxing or enjoying the views. The apartment is equipped with hot/cold air conditioning in all rooms, electric blinds, and TV outlets, guaranteeing comfort and convenience throughout the year. In addition, the building offers outdoor parking spaces available for purchase, with prices between €20,000 and €25,000, depending on the size. Live or invest in one of the most desirable areas of the Costa Brava: tranquility, beaches, and modern amenities, all in one place. We would be delighted to show you this brand-new apartment in Santa Margarita. Real estate agency fees are included in the price. The price does not include taxes or expenses arising from the sale and purchase. The buyer shall bear the following costs: Property Transfer Tax (ITP), notary fees, Land Registry fees and, where applicable, financing costs.

### property details

Spanishestate **6321216**  
id:  
reference:: **KCSP-330**  
close to/ located: **Roses**  
region: **Alt Empordà**  
property type: **duplex**  
rooms: **2**  
property surface: **68 m<sup>2</sup>**  
surface plot: **- m<sup>2</sup>**  
price: **€ 315.000**

### contact

real estate agent: **Villas Mondragon**  
name: **Maria Mondragon**  
spreek: **English, French, Spanish**  
telephone: **not available**