



## Studio with tourist license in second line from the sea – Santa Margarida, Roses

In the highly sought-after area of Santa Margarida, in Roses, we present this cosy studio located on the seafront—an exceptional opportunity both for those seeking a second residence by the Mediterranean and for investors looking for immediate returns. The property comes with an active tourist license, allowing for vacation rentals from day one without any additional paperwork, making it an ideal option for generating stable income in one of the most in-demand areas of the Costa Brava.

With a built area of 21?sqm, the studio is in excellent condition and ready to move into. It features a functional and bright kitchen, a full bathroom, and a pleasant private terrace of 8?sqm with lateral sea views. Its layout and orientation make the space comfortable and well utilized, ideal for both short stays and extended holidays.

The building also offers communal parking in a quiet and well-maintained environment, which adds to its appeal for both personal use and tourist rental. The location is one of its greatest assets: just steps from the beach and close to restaurants, shops, and all the services needed for a comfortable daily life or vacation stay.

This studio offers the perfect combination of personal enjoyment and investment opportunity. Thanks to its location, features, and valid tourist license, this is a property rarely found on the current market. We invite you to visit and see for yourself why this could be one of the best real estate decisions on the Costa Brava.

|              |                   |
|--------------|-------------------|
| Transaction  | Sale              |
| Category     | Studio            |
| Surface area | 21 m <sup>2</sup> |
| Bathrooms    | 1 bathroom        |
| Terrace      | Surface area      |
| Furnished    | Yes               |

108.000 €









