



Apartment with spectacular sea views and tourist licence in Canyelles Petites

This bright 857m² flat, partially and tastefully renovated, is the ideal place to enjoy the Costa Brava all year round. Located in a quiet area of Roses, it offers panoramic views of the sea and the mountains, with a corner orientation that guarantees abundant natural light and an unmatched sense of spaciousness. It has a valid tourist licence.

The property features a cosy living-dining room decorated in Mediterranean style, with large windows that open onto a 107m² terrace—perfect for outdoor meals, relaxing in the sun, or enjoying a barbecue with sea views. It has two double bedrooms with built-in wardrobes, a full bathroom, and a separate guest toilet.

The open-plan kitchen is fully equipped with a ceramic hob, oven, microwave, fridge, freezer, dishwasher, washing machine, dryer, coffee maker, and toaster—everything you need to feel at home from day one. Air conditioning has been newly installed in the living room (not shown in the photos, as it's brand new).

The building also has an outdoor communal parking area, making access easy even during the high season.

???? Prime Location

Just 1 km away, you'll find a supermarket, and 2 km away is the center of Roses, with its lively atmosphere, sandy beaches, restaurants, and shops. The Cap de Creus Natural Park is just a few minutes away, ideal for hiking lovers, photography enthusiasts, or those seeking peace in nature.

???? Profitable Investment

The property has a valid tourist licence, allowing legal and profitable holiday rentals. The agency already has the flat's profile active and managed, making it easy to continue renting immediately without any additional procedures. An ideal opportunity to start generating income from day one.

???? Roses: Year-Round Tourism

Roses is a vibrant town with a strong maritime tradition. Its proximity to the French border, Girona, and Barcelona makes it a strategic destination for both weekend getaways and longer stays. Enjoy crystal-clear beaches, boat trips to Cadaqués and Cap de Creus, karting, golf, water parks, and a wide range of cultural and gastronomic options for all ages.

Transaction	Sale
Category	Apartment
Municipality	Canyelles
Surface area	85 m ²
Rooms	2
Bathrooms	2 bathrooms
Parking	Yes
Terrace	Surface area
Air conditioning	Yes
Land	85
Furnished	Yes

329.000 €





