



## Apartment for sale in Santa Margarida, Roses | Canal views and the Aiguamolls de l'Empordà Natural Park

This apartment for sale in Santa Margarida, Roses of 41 sqm plus 8.20 sqm terrace is an excellent opportunity for those seeking a second home on the Costa Brava, in a privileged location just 200 metres from the sea.

Key features:

- Size: 41 sqm + 8.20 sqm terrace
- 1 double bedroom with built-in wardrobe
- Bright living-dining room with access to terrace and open views
- Open-plan kitchen and full bathroom
- Private parking space included in the price
- Views of the canal and the Aiguamolls de l'Empordà Natural Park
- Perfect orientation to enjoy unique sunsets in Roses
- Location: just 200 metres from the beach

The property stands out for its private terrace with spectacular views of the canal and the Aiguamolls de l'Empordà Natural Park, a protected natural area of great beauty. From here, you can enjoy every day the most stunning sunsets of the Costa Brava.

The apartment offers a functional and cosy space, with a practical layout and plenty of scope for personalisation. It includes a double bedroom, a full bathroom, an open-plan kitchen and a bright living-dining room with access to the terrace.

The building has a highly sought-after extra in the area: a private parking space included in the price, a key advantage in Roses, especially during the summer season.

Located in Santa Margarida, Roses, it offers the tranquillity of a residential area by the canal, with all services just minutes away: beach, seafront promenade, restaurants, supermarkets and shops.

Location:

Area: Santa Margarida, Roses

Costa Brava, Alt Empordà, Girona

Easy access to Figueres, Girona and France

Transaction	Sale
Category	Apartment
Situation	Avenida DE LA BOCANA, Roses
Built area	41 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	1
Bathrooms	1 bathroom
Parking	Yes
Terrace	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

157.000 €





