



## Apartment for sale in Santa Margarida, Roses | Sea views, pool and terrace facing the seafront promenade

This apartment for sale in Santa Margarida, Roses with 66 sqm plus 15 sqm terrace enjoys a prime location: only 20 metres from the sea, directly on the seafront promenade, with a communal pool and garden areas.

Key features:

- Size: 66 sqm + 15 sqm terrace
- 2 double bedrooms with built-in wardrobes
- Bright living-dining room with access to the terrace
- Independent renovated kitchen, fully equipped
- 1 full bathroom and 1 additional guest toilet
- Private 15 sqm terrace with sea and pool views
- Communal swimming pool and garden area
- Building with lift
- Location: facing the seafront promenade, just 20 metres from the sea

The property stands out for its spacious private terrace with direct views of the sea and the pool, the perfect setting to relax and enjoy the Mediterranean lifestyle all year round.

Inside, the layout is practical and comfortable: a bright living-dining room with terrace access, two double bedrooms with wardrobes, a fully fitted independent kitchen, a renovated bathroom and an additional guest toilet.

The community offers a swimming pool with garden areas, making this apartment an excellent choice for families or as a second home on the Costa Brava.

Its location in Santa Margarida, Roses, places it in one of the most sought-after areas, with immediate access to the beach, promenade, restaurants, shops and services.

Location:

Area: Santa Margarida, Roses

Costa Brava, Alt Empordà, Girona

Just 20 metres from the beach, facing the seafront promenade

Excellent connection with Figueres, Girona and France

Transaction	Sale
Category	Apartment
Situation	Avenida DE LA GOLA DE L'ESTANY, Roses
Built area	66 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom , 1 toilet
Terrace	15 m <sup>2</sup>
Swimming pool	Yes
Central heating	Yes
Lift	Yes
Furnished	Yes

265.000 €





