



## REFURBISHED APARTMENT WITH SEA VIEW & TOURIST LICENSE

Discover this superb, fully renovated apartment, ideally located just 150 meters from the port and the beach, offering a privileged living environment and excellent rental potential.

From the moment you enter, you'll be captivated by its brightness and modern layout. It comprises:

? A fully equipped open-plan kitchen leading onto a spacious and bright living room with air conditioning.

?? A 7 m<sup>2</sup> south-facing terrace offering beautiful sea views and optimal sunshine for much of the day.

????? Two double bedrooms with built-in wardrobes.

???? A modern bathroom with a walk-in shower.

???? A separate WC for added convenience.

Located on the 1st floor of a building with an elevator, the apartment benefits from a large public parking lot at the foot of the building, a real advantage for you or your future tenants.

???? Excellent investment opportunity thanks to its existing tourist license and exceptional location, highly sought after for seasonal rentals.

Whether for year-round living, as a second home, or as a profitable investment, this property ticks all the boxes.

???? Don't miss this opportunity, contact us to arrange a viewing!

Certificate Number: CHG00371520001

Energy Certificate Ref: 04PM525B4

In accordance with current regulations, please note that the owner is not a large-scale landlord. Pursuant to Article 20.1 of the Spanish General Law for the Defense of Consumers and Users (TRLGDCU), the property price does not include taxes or other expenses, which will be the responsibility of the buyer. The transaction will be subject to Transfer Tax (ITP) or, as applicable, VAT and Stamp Duty (AJD), according to the current rate, in addition to notary and land registry fees (subject to applicable rates).

The buyer will not pay real estate brokerage fees. If the administrative management of the transaction is contracted, the financial terms and conditions will be expressly agreed upon and agreed to.

Transaction	Sale
Category	Apartment
Situation	Calle Merce Rodoreda, Roses
Built area	61 m <sup>2</sup>
Occup. cert.	CHG00371520001
Condition	Restored
Rooms	2
Bathrooms	1 bathroom , 1 toilet
Terrace	7 m <sup>2</sup>
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

275.000 €





