







Apartment with canal views, Santa Margarita, Roses

An attractive apartment has once again come onto the market in the iconic Nancy building.
The property is located on the east canal and features three bedrooms, all with windows facing the canal, a significant advantage compared to many other apartments in the building, whose bedrooms overlook the interior corridor.
This is a compact and solid apartment offering three bedrooms, one bathroom, a fully equipped kitchen-dining area, and a terrace of approximately 6 m² directly beside the canal.
The apartment was completely renovated in 1997. However, it is worth highlighting the quality of the materials and finishes selected at the time: doors, frames, built-in wardrobes and numerous details still give the property a well-maintained appearance and a higher-quality feel than many comparable apartments within the community.
The high-quality insect screens on the balcony door were installed last year.
With approximately 50 m² of living space, the layout is exceptionally efficient and provides sleeping accommodation for up to six people.
The property is ready for immediate occupancy and can be enjoyed without the need for any additional investment.
Another advantage is the low community fees.
A well-maintained, move-in-ready apartment located in the popular Santa Margarida area, right beside the canal.

Stressed housing area. The owner is not considered a large property holder.
In compliance with Law 3/2017 of 13 February of the Civil Code of Catalonia, approving the Consumer Information Regulations for the sale and purchase of residential properties, agency fees included in the price, clients are informed that the indicated price does not include costs arising from the transaction, such as notary fees, land registry fees, applicable taxes (ITP or VAT + Stamp Duty), nor any other costs inherent to the sale and purchase process.

Transaction	Sale
Category	Apartment
Situation	Avenida CAP DE LA GOLA, Roses
Built area	55 m^2
Useful area	48 m^2
Condition	Good condition
Rooms	3
Bathrooms	1 bathroom
Terrace	6 m^2
Furnished	Yes

169.000 €



















