




Studio with pool and lateral sea views — Santa Margarida, Roses

32.94 m² studio + 7.18 m² terrace, on the first floor of the HRC building (Union Holiday Center), Avinguda Gola de l'Estany, Roses (Santa Margarida). The building features a lift, communal swimming pool with children's paddling area, landscaped gardens with palm trees, and direct access to the seafront promenade and beach. In good condition.

The apartment comprises a living-dining area with sofa bed, flat-screen TV, ceiling fan and air conditioning. Enclosed terrace with sliding glass doors and lateral sea views. Fully equipped separate kitchen with oven, microwave and fridge. Bathroom with shower. Option to create a separate bedroom.

Unbeatable location, just steps from the beach, with shops, restaurants and supermarkets nearby.

Usable area: 28.05 m² — Built area: 32.94 m² + 7.18 m² terrace
Habitability certificate: CHG0519111001
Energy consumption kWh/m² year: 194 (E) — Emissions kg CO?/m² year: 32 (E) — Ref. 8MRPY87YN
Transfer tax: current rate. Notary and registry fees per official scale.

Transaction	Sale
Category	Studio
Situation	Avenida DE LA GOLA DE L'ESTANY, Roses
Built area	32 m^2
Condition	Good condition
Bathrooms	1 bathroom , 1 toilet
Terrace	7 m^2
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

155.000 €


HOTEL



























