







Exclusive ground-floor apartment with tourist license, parking, and direct beach access – El Salatar, Roses

A unique opportunity on the Costa Brava seafront with guaranteed high rental yield! A spectacular, fully furnished ground-floor apartment is for sale in the sought-after El Salatar area of ??Roses. The property holds a valid tourist license, making it ideal for investors seeking an active rental business or families looking for a seaside oasis.
Price: €475,000
The property is delivered fully furnished and equipped, ready to move into or rent out from day one:
• 2 bedrooms: the master is set up as a comfortable suite.
• 2 full bathrooms.
• Open-plan kitchen fully equipped and open to the living area.
• Climate control: Air conditioning ensures maximum comfort in both summer and winter.
Exterior features and extras:
• Large terrace and private garden: The perfect space for outdoor dining and relaxation.
• Direct access to the sea: The private garden leads to the fantastic communal pool, which offers direct access to the beach—no need to cross any streets.
• Private parking space: Included in the price—an essential feature in this coastal area.
An impeccable property with an unbeatable location and every possible extra. Don't miss out on this opportunity!
(€475,000). The apartment comes fully furnished and features 2 bedrooms (one en-suite), 2 bathrooms, an equipped kitchen, and air conditioning. Highlights include a large terrace with a private garden, private parking, and direct access to the pool and beach. It also holds a tourist license, ready to generate income from day one.
If you would like to schedule a visit this week, please let me know what day and time work best for you.

Reference for energy certification: Registration number 5YW2HCWXN
De conformidad with la normativa vigente, se informa de que el propietario no tiene la consideración de gran tenedor. According to article 20.1 of the Text Refundido de la Ley General para la Defense de los Consumidores y Usuarios (TRLGDCU), the price of the inmueble does not include impuestos ni gastos, the cuales correrán a cargo of the comprador. The operation is based on the impuesto sobre Transmisiones Patrimoniales (ITP) o, en su caso, al IVA y al impuesto sobre Actos Jurídicos Documentados (AJD), según los tipsos vigentes, a lo que se sumarán los gastos de notaría y de inscripción en el Registro de la Propiedad (conforme to las tariffs aplicables).

The comprador is exento de pagar honorarios de agencia real estate. The administrative management of the operation is encomienda a representative, the economic conditions are acordarán de forma expresa.

Transaction	Sale
Category	Apartment
Situation	Carrer Joanot Martorell, Roses
Built area	75 m^2
Useful area	69 m^2
Condition	Good condition
Rooms	2
Bathrooms	2 bathrooms
Parking	Yes
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

475.000 €



















