



A unique opportunity in the port of Roses!

**229.000 €**

???? Sea-view apartment in Roses, prime location facing the port

Living by the sea in Roses is possible with this fantastic apartment located in the Roc Mar building, in a strategic location next to the gas station, with immediate access to the promenade, the beach and the town center.

????? Renovated and functional interior

Located in a building with a lift, the property offers 54 m<sup>2</sup> of well-distributed space, including 2 double bedrooms with built-in wardrobes, a full bathroom with shower and a separate toilet. The apartment has been renovated and is ready to move in.

???? Terrace with open port views

It features a pleasant terrace of approximately 10 m<sup>2</sup> with open views of the port, where you can enjoy watching boats come and go — a unique daily scene.

???? Unbeatable location

Just steps from the beach and a short walk to the center of Roses, with all services, shops and

restaurants nearby.

???? Important to note

An excellent opportunity as a main home, second residence or investment in a high-demand area.

???? Ideal for living or investing by the sea

Stressed area, not a large property holder.

Habitability certificate: CHG00127017001

Energy certificate: ZQV8MKR9Z - E / 150 Consumption - E / 28 Emissions

Annual costs approx.: €900

Approximate price: €255,000

In compliance with Law 3/2017, agency fees are included. The price does not include notary, registry or tax costs.

Transaction:	Sale	Category:	Flat
Situation:	Plaza CARLES FAGES DE CLIMENT, 1 1 2-D, Center of Roses, Roses, Alt Empordà	Built area:	68 m <sup>2</sup>
Useful area:	54 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom , 1 toilet	Terrace:	Yes
Air conditioning:	Yes	Lift:	Yes
Furnished:	Yes		