



Apartment for sale in Santa Margarida, Roses | Canal views
and the Aiguamolls de l'Empordà Natural Park

157.000 €

This apartment for sale in Santa Margarida, Roses of 41 sqm plus 8.20 sqm terrace is an excellent opportunity for those seeking a second home on the Costa Brava, in a privileged location just 200 metres from the sea.

Key features:

- Size: 41 sqm + 8.20 sqm terrace
- 1 double bedroom with built-in wardrobe
- Bright living-dining room with access to terrace and open views
- Open-plan kitchen and full bathroom
- Private parking space included in the price
- Views of the canal and the Aiguamolls de l'Empordà Natural Park
- Perfect orientation to enjoy unique sunsets in Roses

- Location: just 200 metres from the beach

The property stands out for its private terrace with spectacular views of the canal and the Aiguamolls de l'Empordà Natural Park, a protected natural area of great beauty. From here, you can enjoy every day the most stunning sunsets of the Costa Brava.

The apartment offers a functional and cosy space, with a practical layout and plenty of scope for personalisation. It includes a double bedroom, a full bathroom, an open-plan kitchen and a bright living-dining room with access to the terrace.

The building has a highly sought-after extra in the area: a private parking space included in the price, a key advantage in Roses, especially during the summer season.

Located in Santa Margarida, Roses, it offers the tranquillity of a residential area by the canal, with all services just minutes away: beach, seafront promenade, restaurants, supermarkets and shops.

Location:

Area: Santa Margarida, Roses

Costa Brava, Alt Empordà, Girona

Easy access to Figueres, Girona and France

Transaction:	Sale	Category:	Flat
Situation:	Avenida DE LA BOCANA, 24 3-C, Roses, Alt Empordà	Built area:	41 m ²
Occup. cert.:		Condition:	Good condition
Rooms:	1	Bathrooms:	1 bathroom
Parking:	Yes	Terrace:	Yes
Air conditioning:	Yes	Lift:	Yes
Furnished:	Yes		