



Beautiful apartment with a large glazed terrace, canal views and private storage room

**265.000 €**

For sale: A bright 70 m<sup>2</sup> apartment with spectacular canal views, ideal as a permanent residence or vacation home.

The home features a spacious and functional living-dining room with dual access to a large glazed terrace, providing natural light throughout the day and unobstructed views of the canal and the urban surroundings. It also has a fully equipped open-plan kitchen, two bedrooms, one of which is a suite with a full bathroom with a bathtub, and a second full bathroom with a shower and modern finishes.

The apartment also includes a private storage room, ideal for storing bicycles, tools, or seasonal equipment.

As an added bonus, it is located on a high floor in a quiet area, close to all amenities and the marina, in an ideal setting for enjoying the coastal lifestyle.

A unique opportunity to live or invest in a property with canal views, a good layout, and excellent potential.



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 4/6196

Transaction:	Sale	Category:	Flat
Situation:	Avenida DE LA PLATJA, 99 4-1, Roses, Alt Empordà	Built area:	70 m <sup>2</sup>
Useful area:	70 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	2
Bathrooms:	2 bathrooms	Utility room/area:	Yes
Terrace:	30 m <sup>2</sup>	Air conditioning:	Yes
Lift:	Yes	Furnished:	Yes