



REFURBISHED APARTMENT WITH SEA VIEW & TOURIST
LICENSE

275.000 €

Discover this superb, fully renovated apartment, ideally located just 150 meters from the port and the beach, offering a privileged living environment and excellent rental potential.

From the moment you enter, you'll be captivated by its brightness and modern layout. It comprises:

? A fully equipped open-plan kitchen leading onto a spacious and bright living room with air conditioning.

?? A 7 m² south-facing terrace offering beautiful sea views and optimal sunshine for much of the day.

????? Two double bedrooms with built-in wardrobes.

???? A modern bathroom with a walk-in shower.

???? A separate WC for added convenience.

Located on the 1st floor of a building with an elevator, the apartment benefits from a large public parking lot at the foot of the building, a real advantage for you or your future tenants.

???? Excellent investment opportunity thanks to its existing tourist license and exceptional location, highly sought after for seasonal rentals.

Whether for year-round living, as a second home, or as a profitable investment, this property ticks all the boxes.

???? Don't miss this opportunity, contact us to arrange a viewing!

Transaction:	Sale	Category:	Flat
Situation:	Calle Merce Rodoreda, 1 1-1, Port of Roses, Roses, Alt Empordà	Built area:	61 m ²
Occup. cert.:		Condition:	Restored
Rooms:	2	Bathrooms:	1 bathroom , 1 toilet
Terrace:	7 m ²	Central heating:	Yes
Air conditioning:	Yes	Lift:	Yes
Furnished:	Yes		