



## Apartment in Roses with tourist license

# 439.000 €

Discover this brand new 3-bedroom apartment in a quiet, well-located building with only 6 neighbors, just a 5-minute walk from Roses beach. It has a tourist license, an essential asset in this area and perfect for both investment and living. The apartment is very bright and features a beautiful, fully equipped kitchen, air conditioning in all bedrooms and the living/dining room, and is only 200 meters from the beach and the promenade, the pleasant pedestrian walkway that connects Roses with Santa Margarida. It also includes a parking space. Don't hesitate to visit!

Don't miss the opportunity to make this beautiful apartment your new home on the Costa Brava. Contact us today for more information and to schedule a visit!

Property Registration Number: CHG00469816001  
Energy Certificate Ref: 3M470XSMC

In accordance with current regulations, please note that the owner is not classified as a large-scale property owner. Pursuant to Article 20.1 of the Spanish General Law for the Defense of Consumers and Users (TRLGDCU), the property price does not include taxes or expenses, which will be the responsibility of the buyer. The transaction will be subject to Transfer Tax (ITP) or, as applicable, VAT and Stamp Duty (AJD), according to the current rate, in addition to notary and registration fees (subject to applicable tariffs).



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 38/6410

The buyer will not pay real estate brokerage fees. If you contract the administrative management of the transaction, the financial terms and conditions will be expressly agreed upon and agreed to.

Transaction:	Sale	Category:	Flat
Situation:	Carrer De Larquitecte Gaudi, 10 2-A, Center of Roses, Roses, Alt Empordà	Built area:	98 m <sup>2</sup>
Useful area:	76 m <sup>2</sup>	Occup. cert.:	CHG00469816001
Condition:	Good condition	Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Air conditioning:	Yes	Lift:	Yes