



Penthouse 6^o m2 wi0h 60 m² of terraces, TOURISTE LICENSE

235.000 €

Magnificent 61 m² penthouse wi0h 60 m² of terraces, TOURISTE LICENSE, sea views, private parking space, and access to communal swimming pools and gardens.

Boasting stunning views of the sea, the canals, the mountains, and the natural park, this apartment offers a total of 50 m² of interior space complemented by 71 m² of sunny terraces, creating the perfect setting to enjoy the tranquility and beauty of its surroundings.

Inside, the property features a welcoming entrance hall, a spacious bathroom with bathtub, a fully equipped kitchen with furniture and appliances, and two double bedrooms, both with built-in wardrobes.

The bright and elegantly decorated living-dining room opens onto an 11 m² terrace, ideal for enjoying breakfast outdoors. From here, there is access to the large 50 m² terrace, which includes an outdoor dining area, barbecue space, and relaxing areas where you can admire magnificent sunsets.

The residence stands out for its high-quality amenities: well-maintained communal swimming pools and gardens, relaxation areas, reception with concierge, video surveillance, Wi-Fi connection, and spacious communal parking in addition to the private parking space.

Furthermore, the complex features a private marina with moorings available for rent, ideal for boating enthusiasts.

A unique penthouse combining comfort, spectacular views, and Mediterranean charm, perfect both as a year-round residence and for unforgettable holidays.

Transaction:	Sale	Category:	Flat
Situation:	Avenida PORT CANIGO, Roses, Alt Empordà	Built area:	120 m ²
Useful area:	44 m ²	Occup. cert.:	X:511695.69 Y : 4679
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Terrace:	70 m ²	Central heating:	Yes
Air conditioning:	Yes	Plot:	12.635 m ²
Lift:	Yes	Furnished:	Yes