



Unique opportunity in the port of Roses!

223.000 €

This beautiful second-floor apartment with an elevator offers unbeatable views of the old fishing port. From its spacious balcony, you can enjoy the charming sight of fishing boats coming and going while taking in the horizon that stretches all the way to Santa Margarida, Empuriabrava, and Sant Pere Pescador, along with all the towns that adorn the stunning coast. The apartment, completely renovated, has two double bedrooms with built-in wardrobes and is fully exterior, making it a very bright home. The community is very quiet and perfectly maintained, ideal for those seeking peace and comfort. Plus, its location is perfect, with easy access to all the services and attractions in the area. Come visit it and fall in love with life by the sea!

Tensioned area: Yes · Large holder: No · Occupancy certificate no.: CHG00127011001 · Energy certificate no.: ZQV8MKR9Z · Energy consumption: 150 kWh/m² year · CO₂ emissions: 28 kg CO₂/m² a Year · Community fees: €600/year · Property tax (IBI): €300/year. Approximate total price for the buyer: €248,000 (including transfer tax, notary, registration, and administrative fees). Brokerage fees included in the listed price. Information is for guidance only and not contractual.



RÊVE IMMO

EXPERT IMMOBILIER

ref. 9/6524

Transaction:	Sale	Category:	Flat
Situation:	Carrer Merce Rodoreda, Roses, Alt Empordà	Built area:	61 m ²
Useful area:	57 m ²	Occup. cert.:	CHG00127011001
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom , 1 toilet	Air conditioning:	Yes
Lift:	Yes		