



Studio with terrace 30 m from the beach — 4th floor, Salatar, Roses **105.000 €**

Open the sliding doors, let the Mediterranean breeze in and enjoy your terrace just steps from the beach. This 21.6 m² studio awaits you on the 4th floor, on the second sea line, only 30 metres from the shore, in the heart of Salatar — one of the most sought-after neighbourhoods in Roses.

Bright, open-plan layout with two sofa beds, built-in wardrobe, dining area and television. Fitted kitchenette (electric hob, sink, fridge). Shower room. 5 m² terrace with lateral sea views. Lift. Free of encumbrances.

Your pied-à-terre on the Costa Brava, between beach, shops and seafront promenade.

Usable area: 21.6 m² | Built area: 21 m² | Terrace: 5 m²

Resale | Year of construction: 1968

Energy consumption: 390 kWh/m² year (G) | Emissions: 70 kg CO₂/m² year (G) | EPC ref.: PK3H25N9Z

Cadastral ref.: 3394002EG1739S0089LY

Transfer tax: current rate | Notary and registry fees as per official schedule



EXPERT IMMOBILIER

ref. 12/6594

Transaction:	Sale	Category:	Studio
Situation:	Calle CALA ROSTELLA, Roses, Alt Empordà	Built area:	20 m ²
Condition:	Good condition	Bathrooms:	1 bathroom
Terrace:	5 m ²	Lift:	Yes
Furnished:	Yes		