



Studio with pool and lateral sea views — Santa Margarida, Roses

155.000 €

32.94 m² studio + 7.18 m² terrace, on the first floor of the HRC building (Union Holiday Center), Avinguda Gola de l'Estany, Roses (Santa Margarida). The building features a lift, communal swimming pool with children's paddling area, landscaped gardens with palm trees, and direct access to the seafront promenade and beach. In good condition.

The apartment comprises a living-dining area with sofa bed, flat-screen TV, ceiling fan and air conditioning. Enclosed terrace with sliding glass doors and lateral sea views. Fully equipped separate kitchen with oven, microwave and fridge. Bathroom with shower. Option to create a separate bedroom.

Unbeatable location, just steps from the beach, with shops, restaurants and supermarkets nearby.

Usable area: 28.05 m² — Built area: 32.94 m² + 7.18 m² terrace

Habitability certificate: CHG0519111001

Energy consumption kWh/m² year: 194 (E) — Emissions kg CO₂/m² year: 32 (E) — Ref. 8MRPY87YN

Transfer tax: current rate. Notary and registry fees per official scale.



EXPERT IMMOBILIER

ref. 12/6607

Transaction:	Sale	Category:	Studio
Situation:	Avenida DE LA GOLA DE L'ESTANY, Roses, Alt Empordà	Built area:	32 m ²
Condition:	Good condition	Bathrooms:	1 bathroom , 1 toilet
Terrace:	7 m ²	Central heating:	Yes
Air conditioning:	Yes	Lift:	Yes
Furnished:	Yes		