



INCREDIBLE AND MAGNIFICENT DUPLEX APARTMENT IN THE CENTER OF ROSES with a tourist license

385.000 €

This amazing duplex apartment is located on the 3rd and top floor of a well-maintained building, right in the heart of the city, just 250 meters from the covered market and 500 meters from the main beach. Needless to say, it has all the advantages to attract future buyers who want to live there year-round or occasionally and enjoy its exceptional location.

This property, very rare on the market and in impeccable condition, faces southwest, ensuring sunshine all year round.

With a usable area of 83m² and consisting of a sleeping area with 3 bedrooms, it is laid out with a proper entrance hall, a double air-conditioned bedroom with built-in wardrobes, another bedroom with a built-in wardrobe, a functional bathroom with a bathtub, a large separate fully equipped kitchen with a laundry area, and a beautiful living room, also air-conditioned, opening onto an 8-square-meter terrace.

By a beautiful staircase, we access the upper part of the apartment, which allows true independence for family or friends, with the presence of an air-conditioned bedroom with storage and a separate bathroom with a shower cabin version.

Access to the spacious 67-square-meter solarium terrace is at this level through a glass sliding door, allowing you to endlessly enjoy the surrounding urban landscape, with no neighbors in sight and the Rosas Bay and the hills of L'Escala on the horizon.

As for the interior features of this exclusive property, everything is in perfect order and flawless, from the aluminum double-glazed windows to the very comfortable city gas heating. There's really

nothing left to do but move into this remarkable setting.

Moreover, he holds the Official Tourism License, which will allow, if necessary, to have obvious rental income.

Cherry on the cake, and to complete the picture, it comes furnished with its very easy-to-access underground parking and its 8-square-meter storage room, perfect for storing bikes, windsurf boards, etc., safely. An exclusive property in every exceptional way that will delight future owners... Not to be missed under any circumstances... the Costa Brava and Rosas in the best possible conditions... We look forward to showing it to you according to your schedule, 7 days a week.

Transaction:	Sale	Category:	Flat
Situation:	tirso de molina, Roses, Alt Empordà	Built area:	100 m ²
Useful area:	83 m ²	Condition:	Perfect condition
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Utility room/area:	8 m ²
Terrace:	75 m ²	Central heating:	Yes
Air conditioning:	Yes	Balcony:	Yes
Lift:	Yes	Furnished:	Yes