



Beautiful Apartment in Almadrava Roses with Tourist License **329.000 €**

This splendid 63m² corner apartment is located in the little paradise that is the Almadrava neighborhood in Roses, and its beautiful sea view will allow you to enjoy the Mediterranean in complete peace and in every season.

Facing southwest in a small family-run condominium, it will charm the most demanding buyers thanks to the excellent renovation work done by its owners.

This property has no flaws and all that's left is to move in or rent it out for guaranteed year-round income thanks to its valid tourist license.

Its features match its high standard: double glazing and thermal and sound insulation, wooden floors, fresh paint, fully equipped with quality furniture, reversible air conditioning throughout the property, and so on...

Spread over 2 bedrooms in its nighttime area with multiple storage spaces and built-in wardrobes, a modern and practical bathroom, and a very nice living room with its fully equipped kitchen open to the Mediterranean, it has everything to please and make an excellent investment on the Costa Brava.

Of course, the terrace is there to enjoy excellent appetizers in front of a bright blue Mediterranean landscape.

To complete this little gem, we'll note the presence of a private outdoor parking in front of the building and a very spacious 20m² cellar, essential for storing bikes, windsurf boards... and rosé wine for the summer.

High-end property to visit urgently as it's very rare on the market in this area. Sold furnished as is.



EXPERT IMMOBILIER

ref. 1182

Transaction:	Sale	Category:	Flat
Situation:	rubens, Roses, Alt Empordà	Built area:	63 m ²
Useful area:	58 m ²	Condition:	Perfect condition
Rooms:	2	Bathrooms:	1 bathroom , 1 toilet
Parking:	Yes	Washing machine:	Yes
Utility room/area:	20 m ²	Terrace:	8 m ²
Central heating:	Yes	Furnished:	Yes