

Roses

Numéro d'objet 3



Selected Property

## Cozy apartment in a dreamlike beach-location in Roses

salle de séjour: 40 m<sup>2</sup>

chambre: 1

salle de bain: 1

terrasse/balcon: ✓

vue sur la mer: -

piscine: -

energy certificate: in process

**prix: € 95.000,-**



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## description:

This cozy apartment is located in Roses, with only 50 m from the sea in an idyllic beach. Inside, the apartment convinces through its complete renovation and with a comfortable layout. At approximately 40 m<sup>2</sup> there are a separate bedroom, a bathroom and a living and dining room with an open kitchen. In addition, there is a small covered terrace, with an area of approximately 15 m<sup>2</sup>. The apartment is nicely furnished and especially the modern countertop in the kitchen is a highlight.

Furthermore, it is equipped with PVC windows with double glazing available and there is an elevator.

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## localisation & environnement:

Roses is a municipality in the comarca of the Alt Empordà, located on the Costa Brava. The town is particularly famous for its splendid beaches and loved for its unique location. Roses is the only beach resort facing west, which means tourists and locals get to enjoy fantastic sunsets from the Gulf of Roses.

Its beaches are wide, clean, family-friendly and primed with the Blue Flag, the European symbol for good water quality and a range of facilities, like La Punta, a typical family beach with fine sand and shallow water right across from the center. For those who seek more quiet spots, the smaller bays away from the center are delightful. There is also the popular Platja Palangres, which includes a tree-shaded picnic area. Canyelles Petites at 3km with its golden sand and crystal-clear water is worth the journey, as well as, Canyelles Aladrava Grosses at 1km with 450 meters of fine sand and deep-blue water.

Many visitors also enjoy walking in the quiet mountain landscape of Cap de Creus. The local tourist office has brochures with different routes. After enjoying the sun, the town offers rich nightlife possibilities. There are also plenty of good restaurants. A renowned one is Flor de Lis, located in a restored fisherman's house in the center of Roses.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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