



## Apartment on the seafront with tourist rentals licence sea views and pool in Canyelles-Roses

Unique Opportunity in Roses!

Wonderful Apartment with Pool on the Seafront with Tourist License

We present this spectacular 57 m<sup>2</sup> apartment, located in a privileged location on the seafront, ideal for enjoying coastal life. With a beautiful 10 m<sup>2</sup> terrace offering panoramic sea views, this space is perfect for relaxing and enjoying stunning sunsets.

The apartment has a cozy living/dining room, a modern open-plan kitchen, 2 large double bedrooms with built-in wardrobes and a full bathroom with shower. Every corner has been designed to maximize comfort and style.

The residence offers a spectacular communal pool on the rocks with sea views, where you can cool off and enjoy the sun. In addition, you will have direct access to the coastal path, which will take you to the beach and the charming center of Roses in less than 10 minutes on foot, thanks to the pleasant promenade that runs along

**Price: 249.000 €**

the coast.

Not only is this apartment ideal as a second home for your holidays, but it also guarantees a high rental return thanks to its tourist license.

The community is well maintained and has excellent services, including a swimming pool, elevator, concierge, community parking and a bicycle storage room, which adds even more value to this property.

Don't miss this opportunity to acquire your refuge on the coast!  
Contact us for more information and to schedule a visit.

Transaction:	Sale	Category:	Flat / apartment
Municipality:	Alt Empordà	Surface area:	57 m <sup>2</sup>
Rooms:	2	Bathrooms:	1 bathroom
Terrace:	Yes	Swimming pool:	Yes
Central heating:	Yes		