GOERTZ & PARTNER
REAL ESTATE

ref. BHS-A-R275



Apartment 150m from the Beach, with Tourist License and Parking in Almadrava, Roses

Renovated apartment for sale with tourist license just 150 m from the beach in Almadrava, Roses, in an exclusive and quiet seaside setting on the Costa Brava, offering high profitability.

Discover this apartment for sale in Almadrava, one of the most exclusive and sought-after areas of Roses. Located only 150 meters from the beach, this property combines location, comfort, and an excellent investment opportunity thanks to its active tourist license.

The property is located on the ground floor, with no stairs or architectural barriers, within a quiet and well-maintained community. Its southwest orientation and corner position ensure abundant natural light throughout the day and greater privacy. It offers 58 m² of usable space plus a 5 m² terrace, distributed across two double bedrooms with built-in wardrobes, a full bathroom with Italian-style shower and window, and a living-dining room with a fully equipped open-plan kitchen, creating a modern, functional, and very bright space. The living room provides

Price: **299.000 €**

direct access to the terrace, ideal as a relaxation area. The property is sold fully furnished and includes air conditioning, PVC double-glazed windows, renovated finishes, a private parking space, and a 5 m² storage room.

Located in Almadrava, one of the most highly valued beaches on the Costa Brava, this apartment allows you to enjoy the sea just steps away without the need for a car. The surroundings stand out for their tranquility, crystal-clear waters, natural walking routes, and proximity to services, restaurants, and nautical activities. It is a highly demanded area both for second homes and holiday rentals, which enhances its appeal as a high-yield real estate investment in Roses.

The active tourist license makes this property a unique opportunity, allowing you to generate income from day one in one of the highest-occupancy tourist areas of the Costa Brava. An ideal combination of personal enjoyment and profitability.

If you are looking for a property near the beach in Roses, ready to move into and with strong investment potential, this is an opportunity you should not miss.

Transaction:	Sale	Category:	Flat / appartment
Situation:	DIAZ PACHECO, Roses, Alt Empordà	Built area:	63 m^2
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Utility room/area:	Yes	Terrace:	Yes
Central heating:	Yes	Air conditioning:	Yes