



## **Exclusive Seafront Penthouse with tourist rentals licence for Sale in Salatar, Roses**

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If you dream of living by the sea, this exclusive apartment in the most sought-after area of the Costa Brava is for you.

This stunning apartment is located in the first line, with direct access to the beach and the seaside promenade, in the quiet and prestigious Salatar area. Just a 10-minute walk from the center of Roses, you can enjoy the proximity to all services while breathing in the sea breeze every day.

Situated on the fourth and top floor, this penthouse offers total privacy and unobstructed views of the sea and mountains. Its layout is practical and bright: a living-dining room with a fully equipped open-plan kitchen, two double bedrooms with built-in wardrobes and direct access to the terrace, and a full bathroom with an Italian shower. The apartment is in perfect condition and features high-quality parquet flooring throughout, creating a warm and modern atmosphere.

**Price: 565.000 €**

One of its main advantages is the large 60 m<sup>2</sup> private solarium terrace, accessible directly from inside the apartment. A versatile space ideal for setting up an outdoor kitchen, jacuzzi, or bioclimatic pergola, where you can enjoy the sun and panoramic sea views all year round. The solarium is equipped with an awning and storage room, adding both functionality and comfort.

The property also includes reversible air conditioning through ducts (cooling/heating), ensuring comfort in any season. The entire building is designed with your well-being in mind: it features a communal pool and garden, also with direct access to the beach, an intercom, double-glazed windows, and a private parking space in an underground garage.

**Ideal as an Investment – Tourist License Included!**

If you're looking to make the most of your investment, this apartment has a tourist license, perfect for vacation rentals, with high income potential all year round.

A complete property that has it all: a prime location, unique outdoor spaces, comfort, and excellent investment potential.

Contact us today and come discover your new seaside home!

Transaction:	Sale	Category:	Flat / apartment
Municipality:	Alt Empordà	Surface area:	79 m <sup>2</sup>
Rooms:	2	Bathrooms:	1 bathroom
Parking:	Yes	Terrace:	Surface area
Garden:	Yes	Swimming pool:	Yes
AA/CC:	Yes	Lift:	Yes