



**Exclusive apartment with terrace and parking in Roses.  
The perfect opportunity to enjoy your new life**

Enjoy comfort, brightness, and tranquility in this spectacular 2-bedroom apartment, just steps from the sea. A unique opportunity to live close to the beach in a serene environment.

Discover this attractive apartment for sale in Roses, an ideal opportunity to enjoy life on the Costa Brava. With 56.55 m<sup>2</sup> built and 49.75 m<sup>2</sup> usable, this home is characterized by its cozy, functional, and bright atmosphere. The apartment features 2 comfortable bedrooms, 1 full bathroom, and a charming terrace perfect for sunny breakfasts or relaxing in the afternoon. Additionally, it includes a parking space/garage, providing greater convenience. Located in a quiet and pleasant area, close to the canals, shops, and services, it is ideal as a primary residence, second home, or investment. Experience the essence of Empuriabrava in a home with its own charm!

**Price: 219.000 €**

Transaction: Sale  
Work category: New construction

Category: Flat / apartment  
Situation: PORT CANIGÓ, Roses, Alt Empordà

Built area: 57 m<sup>2</sup>

Useful area: 50 m<sup>2</sup>

Occup. cert.:

Condition:

Rooms: 2

Bathrooms: 1 bathroom

Parking: Yes

Garage: Yes

Terrace: Yes