



## Exclusive apartment with a large private terrace in the heart of the Costa Brava

With communal pool and garden, and just 5 minutes from the beaches of Roses.

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Discover this magnificent apartment located in one of the most privileged areas of the Costa Brava, a setting where tranquility, nature and proximity to the sea combine perfectly.

The property features 2 spacious double bedrooms with built-in wardrobes, a bright living-dining room with a fully equipped open-plan kitchen, creating a modern and welcoming space ideal for enjoying with family or friends. From the living room, there is direct access to a spectacular 40 m<sup>2</sup> private terrace, perfect for relaxing outdoors, hosting meals or simply enjoying the Mediterranean climate. From this terrace, there is convenient access to the communal areas, which include a swimming pool and garden, ideal for enjoying moments of relaxation in an

Price: **220.000 €**

exclusive setting.

The apartment also includes a full bathroom, reversible hot/cold air conditioning, and double-glazed windows and balcony doors, ensuring excellent thermal and acoustic insulation, as well as a private parking space.

Located in a very quiet residential area, just a few minutes from the charming village of Palau-saverdera and only 5 minutes by car from the beaches of Roses, this property is set in an exceptional location within the Cap de Creus Natural Park, one of the most spectacular natural areas in the Mediterranean. Its many trails allow you to enjoy unique landscapes between sea and mountains all year round.

The Alt Empordà region also offers an extraordinary quality of life and a wide range of activities for all tastes: golf courses, water skiing, kitesurfing, diving, horseback riding, hiking, cycling routes and the excitement of skydiving. All this is complemented by a renowned cultural, historical and gastronomic offer, with some of the best restaurants and products on the Costa Brava.

A unique opportunity to acquire an ideal home as a primary residence, second home or investment in one of the most sought-after and exclusive areas of the Mediterranean coast.

For more information or to arrange a viewing, please do not hesitate to contact our advisors. We will be delighted to help you discover your new home on the Costa Brava.

Transaction:	Sale	Category:	Flat / apartment
Situation:	Holanda, Palau-saverdera, Alt Empordà	Built area:	113 m <sup>2</sup>
Useful area:	71 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Terrace:	40 m <sup>2</sup>	Central heating:	Yes
AA/CC:	Yes	Furnished:	Yes