



## Renovated apartment with tourist license in the center of Rosas, 150m from the beach.

Located in the heart of Rosas, just 150 meters from the beach and in immediate proximity to all shops, restaurants, and amenities, this apartment represents an excellent opportunity to enjoy the Costa Brava or to make a profitable rental investment in Rosas.

With a built area of 43 m<sup>2</sup>, the apartment consists of a bright living room with access to the balcony, an open kitchen, one bedroom, and a bathroom. Located on the 2nd floor with an elevator in a quiet residence and a well-maintained community, it has been fully renovated and is in very good overall condition.

The apartment is sold furnished and ready for immediate use, either as a second residence or for seasonal rental. Its tourist license is a significant advantage for investors looking for a profitable apartment in the center of Rosas, in an area where everything can be done on foot: beach, shops, market, restaurants, and entertainment.

Thanks to its sought-after location in the heart of Rosas and just a few steps from the sea, this property is ideal for a real estate purchase on the Costa Brava, combining comfort,

Transaktion	Verkauf
Typ	Wohnung
Gemeinde	Carrer del Cap Norfeu, Roses, Alt Empordà
Wohnfläche	43 m <sup>2</sup>
Nutzfläche	35 m <sup>2</sup>
Bewohnb. Zeugnis	CHG00669226001
Zustand	Perfekter Zustand
Schlafzimmer	1
Badezimmer	1 badezimmer
Heizung	Ja
Klimaanlage	Ja
Balkon	Ja
Aufzug	Ja
Möbliert	Ja

165.000 €

