



### Apartment in Roses

*Apartment with solarium terrace and communal pool, in the Port Joan Marina area of Roses.*

This lovely apartment is located in a residential complex with a pool, just 1 kilometer from Santa Margarita beach. The property features a cozy and bright living room that integrates with an American-style kitchen and a lounge that opens onto a terrace overlooking the pool. In addition, it has three spacious bedrooms, a guest toilet, and a full bathroom. The usable area of the apartment is 59m<sup>2</sup>. On the upper part of the property, there is a large sun terrace with sea views.

This apartment has dampness coming from the upper terrace, which will need to be repaired by the future owner. For this reason, the price of the property is below the market value. It is important to take this aspect into account when considering the purchase of the property, as the necessary repairs may incur additional costs.

Taxes and expenses not included in the price

Transaction	For sale	Category	Duplex
Situation	del Port Marina, 2 B 4-19, Roses, Alt Empordà	Area	70 m2
Bedrooms	3	Bathrooms	1 bathroom , 1 toilet
Terrace	80 m2	Swimming pool	Yes
Balcony	Yes	Lift	Yes

**Price**            **139.000 €**