



## Modern apartment with canal views, mooring and tourist licence

In a new (2022) high-end residence. Come and discover this splendid 99m<sup>2</sup> modern and comfortable apartment on the first floor with an elevator.

This magnificent apartment is located in a contemporary residence and opens onto an entrance hall leading to a spacious and bright living room with its kitchen equipped with a central island, which opens onto a large 20m<sup>2</sup> south-facing terrace, offering optimal brightness throughout the day with panoramic views of the Santa Margarita canals in Roses.

The apartment features two beautiful bedrooms: a master bedroom with an en-suite bathroom with toilet and custom-made dressing room, and a second bedroom with a closet and small desk. There is also a second bathroom and a guest toilet.

A rare opportunity to live in luxury and comfort with high-end finishes.

The residence has a pool shared by around ten apartments, by the canal, where you'll also find access to a private mooring of 8x2.80 meters, as well as underground parking and a cellar, which complete this unique property, offering additional storage space.

This property features modern amenities, central heating through ducts, USB sockets in the bedrooms and kitchen with an island and integrated outlets, window sensors.

Lastly, this apartment has a tourist license and is sold fully furnished.

Transaction	Sale
Category	Apartment
Surface area	99 m <sup>2</sup>
Rooms	2
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Terrace	18 m <sup>2</sup>
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

495.000 €









