



Mas Fumats, Roses

Hotel plot with beautiful panoramic views of the sea and the bay of Roses, on the Costa Brava. Located in the prestigious urbanization Mas Fumats with panoramic views over the Bay of Roses.

Hotel plot with beautiful panoramic views of the sea and the bay of Roses, on the Costa Brava. Land of 4,260 m², in which a hotel of up to 3,130 m² can be built. The land has a buildable area of 2,130 m² above ground, distributed in a ground floor and an upper floor, plus some 1000 m² in the basement that do not count for building (total 3,130 m²). Located in the prestigious urbanization Mas Fumats, 5 minutes from the town center and the beach of Roses. Mas Fumats is a quiet and safe residential area, made up almost entirely of quality houses, chalets and villas. Thanks to its privileged location, it offers panoramic views of the sea, the Bay of Roses, the natural parks of Cap de Creus and Els Aiguamolls, the Pyrenees, and several Alt Empordà towns such as Castelló d'Empúries, Empuriabrava, L' Escal, Figueres... This plot is the ideal place to open a hotel in Roses. A pioneering and successful restaurant with 2 floors and a swimming pool called "Mas Fumats" was located there for many years, which has ended up giving its name to the entire urbanization that was created around it. Having land in Roses on which to build a hotel is a unique opportunity in the city. The residents of Mas Fumats make up a quality clientele. They are eminently foreigners from all over Europe: Dutch, French, Belgian, British, German... It is an area in high demand for tourist rental. This 4,260 m² hotel plot is made up of several pieces of land, all owned by the same owner: -Main plot (currently houses the old Mas Fumats restaurant and swimming pool): 2,470 m². -Plot of 400 m² (parking area) -Plot of 336 m² (currently houses the old 2nd bar of the restaurant) -Plot of 625 m² (empty land) -Plot of 429 m² (currently a road) We have available an explanatory draft with infographics, in line with the current town planning regulations. Request and we send it. We have available a virtual tour, as well as video. A lounge space with sea views could be built on the hotel's rooftop solarium. Kitchens, parking, spa, gym could be built in the basement... so these spaces will not count as m² built.