



## Apartment in the center of Roses, just 200 meters from the beach

Located in one of the most privileged areas of the Costa Brava, this apartment is a unique opportunity for those who value natural light, peace and proximity to the sea. Right in the heart of Roses and only 200 meters from the beach, you can enjoy all services within walking distance: supermarkets, shops, restaurants, pharmacies, public transport, and of course, the seafront promenade.

The property is on the third floor with an elevator, offering convenience and accessibility for all ages. With excellent south-facing orientation, the apartment is filled with natural light throughout the day, creating a warm and welcoming atmosphere.

It consists of two spacious bedrooms, large enough for double beds, wardrobes, and storage. The living-dining area is well laid out for both daily living and entertaining. The kitchen and bathroom are in excellent condition, making the property ready to move into immediately.

The apartment features modern, durable finishes, including porcelain floors that are easy to maintain, individual gas heating for year-round comfort, and traditional Mediterranean shutters that add charm while offering privacy and thermal control.

Ideal as a permanent residence in central Roses or a secure annual rental investment.

A closed box garage of 17m<sup>2</sup> is available as an optional extra for €35,000. It is an individual garage with smoke outlet and water connection—perfect for parking, storing belongings, or even using as a small workshop. A true rarity in the center of Roses.

The apartment is in impeccable condition, carefully maintained and with great potential. Its neutral style and functional layout make it a blank canvas, ready for you to turn it into the home you've always dreamed of.

Transaction	Sale
Category	Apartment
Surface area	79 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Terrace	Surface area
Lift	Yes

185.000 €







