



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 offers a unique opportunity for those who value natural light, peace, and proximity to the sea. Situated in the heart of Roses and just 200 metres from the beach, you'll enjoy all amenities within walking distance: supermarkets, shops, restaurants, pharmacies, public transport, and of course, the seafront promenade.

The property is on the third floor with a lift, ensuring comfort and accessibility for all ages. With its excellent south-facing orientation, natural light fills every corner of the apartment throughout the day, creating a warm and welcoming atmosphere.

The layout includes two spacious bedrooms, easily accommodating large beds, wardrobes, and storage areas. The living-dining room has a practical and comfortable distribution, perfect for everyday life and entertaining. Both the kitchen and bathroom are in excellent condition, offering a solid, well-maintained base ready to move into right away.

The apartment features porcelain flooring, which is both stylish and durable, individual gas heating for year-round comfort, and Mallorcan shutters, adding charm while also providing thermal protection and privacy.

Ideal as a permanent residence in the centre of Roses or as a secure long-term rental investment.

One of the standout features of this property is the 17 m² private box garage, included in the price. It offers a smoke outlet and water connection, making it perfect not only for parking securely but also as a storage room, workshop, or multi-purpose space – a true rarity in the centre of Roses.

The apartment is in impeccable condition, carefully maintained and full of potential. Its neutral style and functional layout make it a blank canvas – ready to be decorated to your taste and transformed into the home you've always imagined.

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

209.000 €





