



## Your opportunity to live comfortably in Mas Mates

Discover this magnificent apartment in the sought-after Mas Mates neighborhood, just outside Roses. Its location provides easy access to the main roads leading to Figueres and Girona, while Roses' main beach is just 900 meters away, ideal for enjoying the sun and sea in just a few minutes. Furthermore, you'll be close to the imposing walls of the Citadel, immersing yourself in the history and charm of the area.

Located on the first floor of a building constructed in 2005, this bright and spacious apartment has an elevator and few neighbors, ensuring peace and privacy. With 100 m<sup>2</sup> of living space, the house, which originally had three bedrooms, has been cleverly redesigned to offer two bedrooms, including a master suite with a private bathroom, shower, and access to a charming terrace. The second full bathroom, with a shower, adds comfort and functionality.

Every detail has been carefully considered: built-in cupboards, low-energy electric heating, and air conditioning for optimal comfort in all seasons. The modern, fully equipped kitchen opens onto an outdoor balcony where you'll enjoy unobstructed views of nature, Roses, and the mountains, with no neighbors in front, creating an oasis of peace and serenity.

This apartment represents a great opportunity for those looking for a spacious, modern and excellently located home in Roses, either as a permanent residence or as a place to escape and enjoy the Costa Brava.

Would you like to visit this fantastic apartment and discover all its advantages?

|                  |                    |
|------------------|--------------------|
| Transaction      | Sale               |
| Category         | Apartment          |
| Surface area     | 115 m <sup>2</sup> |
| Rooms            | 2                  |
| Bathrooms        | 2 bathrooms        |
| Terrace          | Surface area       |
| Air conditioning | Yes                |
| Lift             | Yes                |
| Furnished        | Yes                |

215.000 €









