



## NICE CENTRAL APARTMENT IN ROSES

???? Cozy apartment in the center of Roses, ideal for living or investing

Discover this practical apartment located in a prime area, just steps away from shops, supermarkets, pharmacies, gyms and all daily services.

????? Comfortable and functional interior space

The property features 1 double bedroom, a bright living-dining room, a functional kitchen and a balcony-terrace perfect for enjoying the outdoors. Located on the second floor with a lift, it offers comfort and practicality in a dynamic urban setting.

The apartment, of relatively recent construction, is in excellent condition and is sold fully furnished and equipped, ready to move in immediately.

??????? Year-round comfort

Equipped with natural gas heating and air conditioning (hot/cold), ensuring comfort throughout the year.

???? Central and strategic location

Located in the heart of Roses, with all services within walking distance, it is ideal both as a main residence or investment.

???? Important to note

An excellent opportunity due to its location, condition and rental potential.

???? Ideal for living or investing in Roses

Habitability certificate: CHG01558625001  
Energy certificate: OHFWFP141 – E / 143 Energy – E / 30 Consumption  
Approximate price: €189,000

In compliance with Law 3/2017, agency fees are included. The price does not include purchase costs such as notary, registry, taxes, etc.

Transaction	Sale
Category	Apartment
Situation	Carrer Barraquer, Roses
Built area	48 m <sup>2</sup>
Useful area	41 m <sup>2</sup>
Occup. cert.	CHG01558625001
Condition	Good condition
Rooms	1
Bathrooms	1 bathroom
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

169.000 €





