



## Duplex with sea and port views in the heart of Roses with double garage

Some opportunities shape a lifetime. In the very heart of Roses, this 97 m<sup>2</sup> duplex offers an ideal layout: bedrooms on the lower level with sea views from the main room, and upstairs a bright living area opening onto an 18 m<sup>2</sup> southwest-facing terrace. The panoramic views over the port and the bay are stunning. Private double garage. Shops and beach within walking distance. A rare property on the Costa Brava.

|                   |                             |
|-------------------|-----------------------------|
| Transaction       | Sale                        |
| Category          | Apartment                   |
| Situation         | Calle DEL CAP NORFEU, Roses |
| Built area        | 97 m <sup>2</sup>           |
| Useful area       | 91 m <sup>2</sup>           |
| Occup. cert.      |                             |
| Condition         | Good condition              |
| Rooms             | 2                           |
| Bathrooms         | 1 bathroom , 1 toilet       |
| Parking           | Yes                         |
| Garage            | Yes                         |
| Washing machine   | Yes                         |
| Utility room/area | Yes                         |
| Terrace           | 15 m <sup>2</sup>           |
| Central heating   | Yes                         |
| Air conditioning  | Yes                         |
| Lift              | Yes                         |
| Furnished         | Yes                         |

295.000 €







