



## Exclusive seafront apartment, 95 m<sup>2</sup> with private parking.

Spacious and elegant apartment with sea views, located just 100 metres from the beach, offering 95 m<sup>2</sup> built area and a privately owned parking space.

The property is distributed with an entrance hall leading to two double bedrooms with built-in wardrobes, one of them a suite with a private bathroom, as well as a second full independent bathroom. It also features an independent, open and functional kitchen, with a practical storage area, pantry and laundry space.

The heart of the apartment is its spacious and bright living-dining room, with large windows and sliding doors that open onto a cosy enclosed terrace, from which you can enjoy magnificent sea views.

On the ground floor of the same building, there is a private parking space, providing convenience and security.

Although located on the second line, the apartment enjoys a privileged position, as there are no buildings in front: directly opposite the property there is a pleasant square with gardens, a roundabout and parking area, and just beyond it, the beach.

The building, exclusive and quiet, comprises only six apartments. In addition, it is surrounded by all necessary amenities such as banks, pharmacy and public transport, making it an ideal option both as a permanent residence and for holiday stays.

Transaction	Sale
Category	Apartment
Situation	Avenida GOLA DE L'ÉSTANY, Roses
Built area	95 m <sup>2</sup>
Useful area	85 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	2
Bathrooms	2 bathrooms , 2 toilets
Parking	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	12 m <sup>2</sup>
Plot	625
Lift	Yes
Furnished	Yes

310.000 €





