







## Penthouse in the heart of Roses,

Beautiful penthouse, unique in the heart of Roses, with 126 m² of living space plus a 150 m² terrace and a 7 m² porch. It features 3 bedrooms, a full bathroom, and a guest toilet. The building has 4 floors, and the apartment is surrounded by this beautiful terrace. Parking is available within the building.

Don't miss the opportunity to make this beautiful apartment your new home on the Costa Brava. Contact us today for more information and to schedule a viewing!

Property Registration Number: CHG00050926001
Energy Certificate Ref: SYY4JDSXC

In accordance with current regulations, please note that the owner is not classified as a large property owner. Pursuant to Article 20.1 of the Spanish General Law for the Defense of Consumers and Users (TRLGDCU), the property price does not include taxes or other expenses, which will be the responsibility of the buyer. The transaction will be subject to Transfer Tax (ITP) or, as applicable, VAT and Stamp Duty (AJD), according to the current rate, in addition to notary and land registry fees (subject to applicable rates).

The buyer will not pay real estate brokerage fees. If the administrative management of the transaction is contracted, the financial terms and conditions will be expressly agreed upon and agreed to.

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| Transaction | Sale |
| Category | Apartment |
| Situation | Carrer De Larquitecte Gaudi, Roses |
| Built area | 180 $m^2$ |
| Useful area | 106 $m^2$ |
| Condition | Good condition |
| Rooms | 3 |
| Bathrooms | 1 bathroom , 1 toilet |
| Terrace | 150 $m^2$ |
| Lift | Yes |

530.000 €



















