







House in Roses, 3 bedrooms, 250 m2

In the privileged bay of Roses stands this exclusive luxury home, a high-end retreat that combines elegance, comfort, and absolutely breathtaking sea views.

The house, distributed over two floors and a basement with an elevator, also features a large garage. The first floor comprises a grand living room, offering stunning sea views thanks to its abundant natural light and open layout. There is also a very practical and bright kitchen, a guest toilet, and a small room.

On the second floor, there are three bedrooms, one of which is a suite, all with terraces and sea views.

Outside, the house unfolds all its charm: a large terrace, a swimming pool with sea views, and more.

The property has an elevator to all floors, air conditioning, double-glazed windows, and electric blinds.

This impressive house is situated in a privileged location, almost on the seafront, between the exclusive coves of Canyelles and Almadrava, in Roses. Designed to offer maximum comfort and panoramic views of the Mediterranean. The property features central air conditioning (heating and cooling), high-quality finishes, and large windows that maximize natural light in every room. Furthermore, the sea is just a two-minute walk away via paths typical of Canyelles.

Energy certificate reference: Registry number 7FNMY0HX7

In conformity with the prevailing standards, inform yourself that the owner does not take the consideration of great tenedor. In accordance with article 20.1 of the Text Refunded by the General Law for the Defense of Consumers and Users (TRLGDCU), the price of the property does not include taxes or gas, which corresponds to the cargo of the comprador. The operation is subject to Impuesto sobre Transmisiones Patrimoniales (ITP) or, in its case, to IVA and to Impuesto sobre Actos Jurídicos Documentados (AJD), según los tipos vigentes, a lo que sumarán los gastos de notaría y de inscripción en el Registro de la Propiedad (in accordance with the tariffs applicable).

The comprador is an exento of paid honoraria from real estate agency. If the administrative management of the operation is entrusted to a representative, the economic conditions will be agreed expressly.

Transaction	Sale
Category	House
Work category	New construction
Situation	Avenida JOSE DIAZ PACHECO, Roses
Built area	501 m^2
Useful area	250 m^2
Condition	Good condition
Rooms	3
Bathrooms	2 bathrooms , 1 toilet
Garage	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	557 m^2
Lift	Yes

1.499.000 €



















