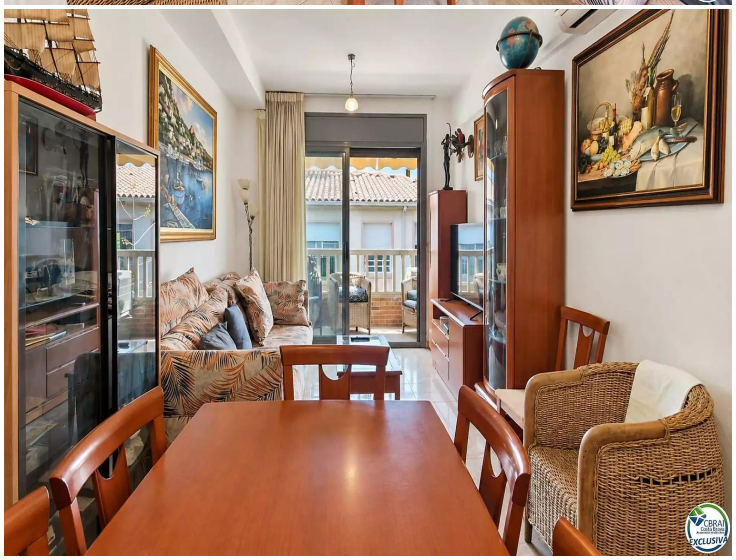








ref. 18/6677

# 3-Bedroom Duplex Penthouse with Spacious Terraces, Swimming Pool and Parking

Discover this magnificent duplex penthouse in the heart of Roses, a property that perfectly combines space, comfort, and an excellent location. With a built area of 97.11 m² and 82 m² of usable living space, this well-maintained home offers bright and functional interiors to enjoy all year round.

The property features 3 spacious double bedrooms, one of which is a master suite with a private bathroom, as well as 2 additional full bathrooms, providing comfort and privacy for the whole family.

One of the property's main highlights is its outdoor living space. On the main floor, there is a pleasant 22.11 m² terrace, ideal for outdoor breakfasts or relaxing evenings. On the upper floor, the penthouse boasts a spectacular private 56 m² rooftop solarium terrace with a barbecue area, perfect for entertaining family and friends, sunbathing, or simply unwinding while enjoying the open views of the surrounding mountains.

The property is part of a residential community with a swimming pool and also includes a private parking space and storage room, offering additional convenience and storage capacity. Its central location in Roses provides easy access to all essential services, including schools, public transport, and children's play areas just a short distance away.

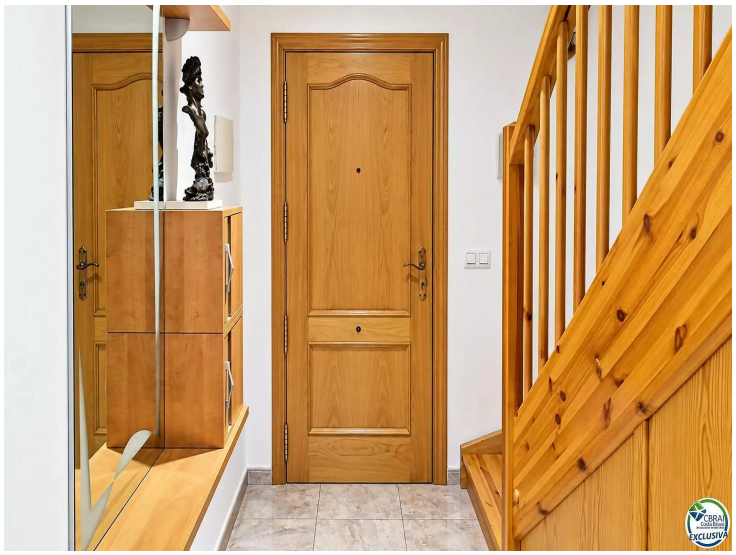
A unique opportunity for those seeking a spacious home with excellent features, generous outdoor areas, and a prime location in one of the most sought-after areas of Roses.

Energy Performance Certificate: QL34NYDWC
• Energy consumption: E 181 kWh/m² per year
• CO? emissions: E 37 kg CO?/m² per year
Certificate of Occupancy: CHG00608218001

· The price shown does not include taxes or expenses related to the sale (Property Transfer Tax or VAT, notary fees, property registration fees, and administrative fees).
· Real estate brokerage fees are included in the price.
· The property is sold as is. The information provided is for guidance only and may be subject to errors or unintentional omissions.

| | |
|---|---|
| Transaction | Sale |
| Category | Apartment |
| Situation | Calle JOSÉ ESPRONCEDA, Roses |
| Built area | 97 m$^2$ |
| Useful area | 82 m$^2$ |
| Condition | Good condition |
| Rooms | 3 |
| Bathrooms | 3 bathrooms |
| Parking | Yes |
| Utility room/area | Yes |
| Terrace | 78 m$^2$ |
| Central heating | Yes |
| Air conditioning | Yes |
| Lift | Yes |

340.000 €



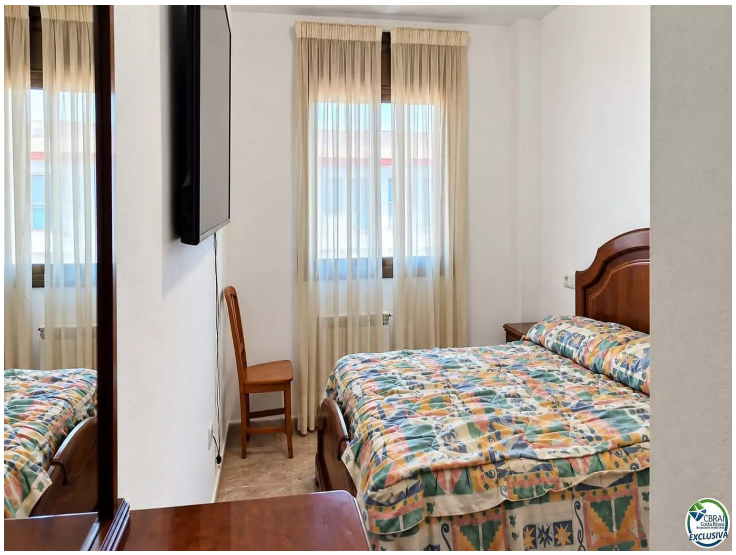


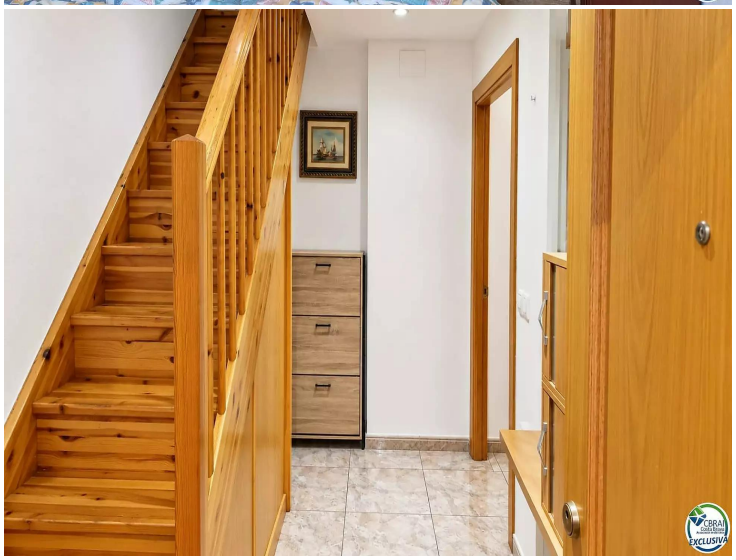















SHARP