



Beautiful Duplex Penthouse near the beach, just 450 m away, very central next to the Sunday market and cinemas in Roses.

This magnificent duplex is ideal for living all year round as it guarantees the comfort of being a building with an elevator.

The apartment is very well distributed as it separates the night area with the bedrooms, from the day area with the dining room - kitchen and terraces.

It should be noted that on the first floor there are 3 double bedrooms with windows to the outside and built-in wardrobes, 1 room is a Suite so it has the bathroom inside and the other bathroom with a shower is located in the hallway.

The kitchen equipped with a dishwasher, microwave, refrigerator and large-capacity cabinets to store pots, pans and more will make cooking very easy.

In the kitchen there is the city natural gas boiler, which is used to heat the entire house through radiators and hot water in general, the oven and fires are electric.

Highlight the wonderful terraces that are on the same floor, one completely covered to take advantage of in summer and winter and the other discovery.

Clear views of the mountains and Roses.

At the top and going up the stairs we find a hallway with windows and lots of light, as well as a multipurpose space, which can be converted into another room, an office or a games area.

On the roof and passing through the multipurpose space (now a room) you go out to the terrace on the roof of the building that has 20 m2 with a barbecue and sun loungers and here you can surrender to the sunny days of the Costa Brava, having an aperitif at the sun with your family, a barbecue with friends, or get a tan with the privacy that this terrace offers you.

There is the option of purchasing a parking space in the same building for €19,000 and a storage room for €6,000.

Transaction	Sale
Category	Apartment
Surface area	164 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms
Terrace	20 m <sup>2</sup>
Central heating	Yes
Lift	Yes
Furnished	Yes

295.000 €





