GOERTZ & PARTNER
REAL ESTATE

ref. HS A1346



Elegant Apartment with Stunning Views of the Citadel and the Sea in Roses

A unique opportunity to enjoy the Mediterranean lifestyle, with the beach, the vibrant centre of Roses and the iconic Citadel right on your doorstep.

Some properties stand out for their location, others for the quality of their finishes. This exclusive apartment combines both, offering an exceptional lifestyle in the heart of Roses.

Located on the first floor of a modern building with a lift, just a few steps from the beach and the town's shopping area, this recently built apartment enjoys beautiful views of the historic Citadel of Roses and the Mediterranean Sea.

One of its greatest features is the spacious terrace overlooking the Citadel, the perfect place to enjoy breakfast in the sunshine, relax with a book, or spend unforgettable evenings while taking in the unique surroundings.

Price: **579.000 €**

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Designed with contemporary style and functionality in mind, the apartment has been finished to an exceptional standard using premium-quality materials throughout. The bright and spacious open-plan living and dining area features a modern fully equipped kitchen and direct access to the terrace, creating a seamless connection between indoor and outdoor living.

The sleeping area comprises three generous bedrooms, each with its own en-suite bathroom, ensuring maximum comfort, privacy and convenience. A separate utility room with space for the washing machine adds further practicality to the property.

Additional features include double-glazed windows, air conditioning and high-quality finishes, providing excellent comfort and energy efficiency all year round.

This outstanding property is an ideal choice as a permanent residence, a holiday home or a valuable investment in one of the most sought-after locations on the Costa Brava.

Transaction:	Sale	Category:	Flat / appartment
Situation:	Sevilla, Roses, Alt Empordà	Built area:	146 m^2
Useful area:	110 m^2	Condition:	Perfect condition
Rooms:	3	Bathrooms:	3 bathrooms , 1 toilet
Parking:	Yes	Utility room/area:	4 m^2
Terrace:	17 m^2	Lift:	Yes