



## Spacious ground floor for sale in Roses, with a 46 m<sup>2</sup> garden and access to a communal pool. Your new home awaits!

Discover this spacious ground floor in Roses, featuring a 46 m<sup>2</sup> private garden and access to a communal pool. Your new home is here!

Discover " Prime Mas Oliva", an exceptional development in the heart of Roses, in the coveted Mas Oliva area. This neighborhood stands out for its proximity to educational centers, a gym, a municipal pool, and a paddle-tennis club, making it an increasingly popular choice among young people and with great real estate potential.

The development consists of only 6 exclusive homes on a spacious plot, ideal for families seeking tranquility. A completely sunlit building, oriented to four winds, will offer communal areas with a garden and pool, ensuring maximum comfort.

The building's layout includes a basement designated for parking, a ground floor with a private

## 375.000 €













83 m2

846 m2

**Pending** 





garden, a bright first floor with a terrace perfect for outdoor dining, and a penthouse with an additional rooftop terrace. All homes are identical, featuring 3 bedrooms, 2 bathrooms, and an additional space for a washer/dryer, aerothermal system, and small storage.

The open kitchen integrates with the living room, providing access to a sunny terrace with mountain views and south orientation.

The location is the standout aspect of this project: just steps away from educational centers and the town's busiest sports facilities, and close to the mountains for walking or biking. The availability of apartments with a communal pool and garden is virtually nonexistent in the center of Roses, which adds great value to this unique offering.

**Transaction:** Sale **Category:** Flat / Appartment

Work category:New constructionMunicipality:RosesParking:YesWashing machine:YesCentral heating:YesAir conditioning:Yes

Lift: Yes

















