IN | ImmoNova
Real Estate

AICAT Nº 1869 **ref. 778**



Spacious ground floor for sale in Roses, with a 46 m² garden and access to a communal pool. Your new home awaits!

Enjoy this new ground floor property with a charming 40-meter private garden. Additionally, you have the option to acquire a parking space for just €15,000. A unique opportunity you won't want to miss!

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.

335.000 €

83 m2	846 m2	3	2	Pending

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

The price indicated does not include taxes or fees (TVA, registration fees, notary fees, registration fees). The informations and surfaces are not given as titre indicatif.

Transaction:	Sale	Category:	Flat / Appartment
Work category:	New construction	Situation:	Roses
Washing machine:	Yes	Central heating:	Yes
Air conditioning:	Yes	Lift:	Yes

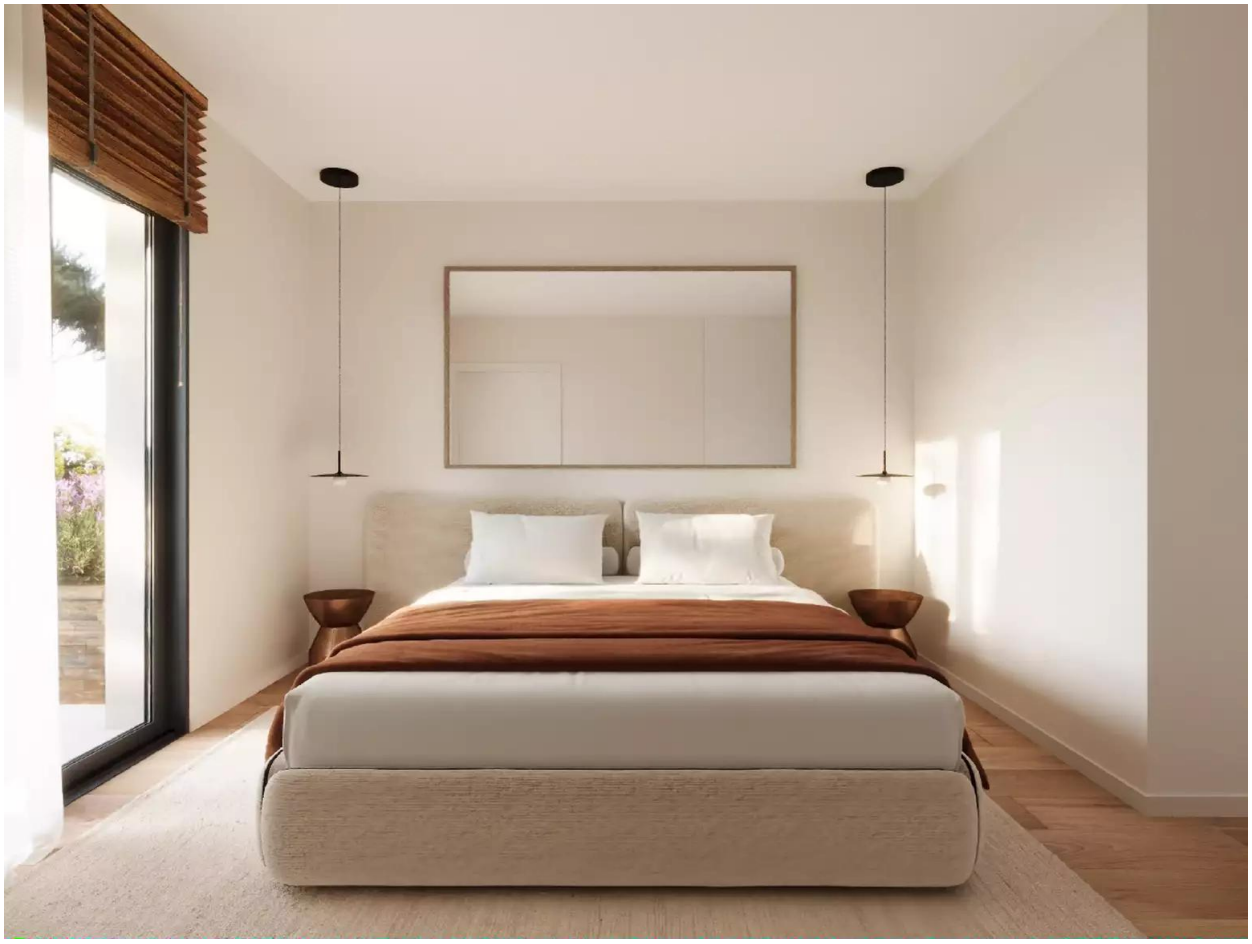




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