



## Duplex with stunning views of the Bay of Roses

**398.000 €**

Located in the center of Roses, just 180 meters from the beach, this magnificent duplex offers a unique lifestyle that combines modern comfort and exceptional views.

### Key Features:

- Large area with a very practical layout
- 3 bedrooms
- 2 modern bathrooms
- Dressing room
- Large terrace with views of the bay and the port of Roses
- Double glazing for greater comfort and insulation
- Elevator in the building

### Extras:

Optional private garage (€25,000)

Unbeatable location, close to shops, restaurants, and all services  
Modern and well-maintained building

A unique property on the market, ideal as a primary residence, second home, or as an investment for vacation rentals.

Transaction:	Sale	Category:	Flat
Situation:	Carrer Del Cap norfeu, 45 3-1, Center of Roses, Roses, Alt Empordà	Built area:	133 m <sup>2</sup>
Useful area:	120 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	3
Bathrooms:	2 bathrooms , 2 toilets	Garage:	Yes
Washing machine:	Yes	Terrace:	75 m <sup>2</sup>
Air conditioning:	Yes	Lift:	Yes