



NICE CENTRAL APARTMENT IN ROSES

**169.000 €**

???? Cozy apartment in the center of Roses, ideal for living or investing

Discover this practical apartment located in a prime area, just steps away from shops, supermarkets, pharmacies, gyms and all daily services.

????? Comfortable and functional interior space

The property features 1 double bedroom, a bright living-dining room, a functional kitchen and a balcony-terrace perfect for enjoying the outdoors. Located on the second floor with a lift, it offers comfort and practicality in a dynamic urban setting.

The apartment, of relatively recent construction, is in excellent condition and is sold fully furnished and equipped, ready to move in immediately.

?????? Year-round comfort

Equipped with natural gas heating and air conditioning (hot/cold), ensuring comfort throughout the year.

???? Central and strategic location

Located in the heart of Roses, with all services within walking distance, it is ideal both as a main residence or investment.

???? Important to note

An excellent opportunity due to its location, condition and rental potential.

???? Ideal for living or investing in Roses

Habitability certificate: CHG01558625001

Energy certificate: 0HFWFP141 – E / 143 Energy – E / 30 Consumption

Approximate price: €189,000

In compliance with Law 3/2017, agency fees are included. The price does not include purchase costs such as notary, registry, taxes, etc.

Transaction:	Sale	Category:	Flat
Situation:	Carrer Barraquer, 2-8 2-1, Center of Roses, Roses, Alt Empordà	Built area:	48 m <sup>2</sup>
Useful area:	41 m <sup>2</sup>	Occup. cert.:	CHG01558625001
Condition:	Good condition	Rooms:	1
Bathrooms:	1 bathroom	Central heating:	Yes
Air conditioning:	Yes	Lift:	Yes
Furnished:	Yes		