



Modern Home in the Heart of Roses: Steps from the Sea.

**265.000 €**

<p><p>Located right in the center of Roses and only 400 meters from the beach, this fully renovated apartment offers the lifestyle you've been dreaming of.

<p><p>Set on the second floor of a building without an elevator, it is a modern, airy home that has been impeccably maintained.

<p><p>The layout features two cozy bedrooms, a full bathroom, and an open plan kitchen leading into the living dining area that opens onto a private balcony—the perfect spot to unwind after a day at the beach. Double glazed windows, reversible air conditioning, and wooden floors provide year round comfort.

<p><p>A private parking space about 180 m away is included.

<p><p>What makes this apartment stand out is its prime location: all the shops, restaurants and activities of Roses are just a short stroll away, and the beach is so close that you can walk there every day.

<p><p>Forget about driving and enjoy a life where everything is within reach.

<p><p>This apartment is in perfect condition and truly worth a visit—come and discover your new home by the sea.

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# RÊVE IMMO

EXPERT IMMOBILIER

ref. 3/6403

Transaction:	Sale	Category:	Flat
Situation:	Calle Gravina, 62 2-1, Center of Roses, Roses, Alt Empordà	Built area:	77 m <sup>2</sup>
Useful area:	62 m <sup>2</sup>	Occup. cert.:	CHG00570216001
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Washing machine:	Yes	Central heating:	Yes
Air conditioning:	Yes		