



## 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 m<sup>2</sup>



846 m<sup>2</sup>



Yes



3



2



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, aero thermal 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
Work category:	New construction	Municipality:	Roses
Parking:	Yes	Washing machine:	Yes
Central heating:	Yes	Air conditioning:	Yes
Lift:	Yes		