



## **Beautiful apartment under construction on the first floor with terrace and access to a community pool. Your new home awaits!**

Beautiful apartment under construction on the first floor with a terrace and access to the communal pool. Your new home is waiting for you!

Discover "Prime Mas Oliva," an exceptional development in the heart of Roses, in the coveted Mas Oliva area. This area stands out for its proximity to educational centers, a gym, a municipal swimming pool, and a paddle tennis club, making it an increasingly popular choice among young people and offering great real estate potential.

The development features just 6 exclusive homes on a large plot of land, ideal for families seeking tranquility. A sun-filled building, facing four directions, will offer common areas with a garden and pool, ensuring maximum comfort.

### **330.000 €**

**83 m<sup>2</sup>****Yes****3****2****Pending**

The building's layout includes a basement used as a garage, a ground floor with a private garden, a bright first floor with a terrace ideal for al fresco dining, and a penthouse with an additional rooftop terrace. All homes are identical, with 3 bedrooms, 2 bathrooms, and an additional space for a washer/dryer, aerothermal heating, and a small storage area.

The open kitchen is integrated with the living room, providing access to a sunny, south-facing terrace with mountain views.

The location is the highlight of this project: just steps from the town's most popular schools and sports facilities, and close to the mountains for walks or bike rides. Apartments with communal pools and gardens are practically 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	Utility room/area:	Yes
Terrace:	Surface area	Central heating:	Yes
Air conditioning:	Yes	Lift:	Yes