



## FOR SALE: WONDERFUL APARTMENT WITH SEA VIEWS IN THE MIRADOR DE BAILES DE ROSES.

Master suite, two bedrooms, two bathrooms, bright living room, and stunning views.

Located in the heights of Roses, in the prestigious urbanization Mirador de la Bahía, this duplex of 135 m<sup>2</sup> offers an exceptional living environment, combining spaciousness, brightness, and impressive views. Its 50 m<sup>2</sup> terrace allows you to enjoy a spectacular panorama over the sea and the surrounding landscape, a unique view both day and night.

Upon entering, we find a spacious and bright living room, perfectly connected to the exterior. The modern and fully equipped kitchen is designed for comfort, and there is also a guest toilet on this level.

In the sleeping area, on the upper floor, there are three comfortable bedrooms, one of them en-suite with fitted wardrobes. Additionally, it features two elegant bathrooms with walk-in showers. For optimal comfort throughout the year, the property has reversible air conditioning and gas heating.

Regarding parking, the duplex includes two private spaces: one inside the gated community and another outside, perfect for receiving guests. It also has a private storage room.

High-end residence with leisure areas

Designed to offer comfort and relaxation, the urbanization includes exclusive services:  
 Large swimming pool with solarium area, ideal for summer  
 Padel court, perfect for sports enthusiasts  
 Petanque area, to enjoy social and leisure moments

Roses & Puig Rom: A unique environment between the sea and nature

Located on the Costa Brava, Roses is famous for its preserved coastline, vibrant marina, and authentic Mediterranean charm. The Puig Rom area, situated at the top of the city, is highly valued for its tranquility and panoramic views. Just a few minutes from the beaches, shops, and restaurants, this privileged enclave offers the perfect balance between relaxation and outdoor activities.

A unique opportunity in the market – don't let it slip away!

Transaction	Sale
Category	Apartment with sea view
Municipality	Alt Empordà
Surface area	180 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms , 3 toilets
Parking	Yes
Utility room/area	Yes
Terrace	Surface area
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Furnished	Yes

595.000 €

