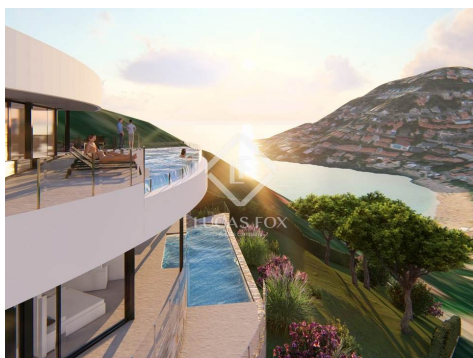
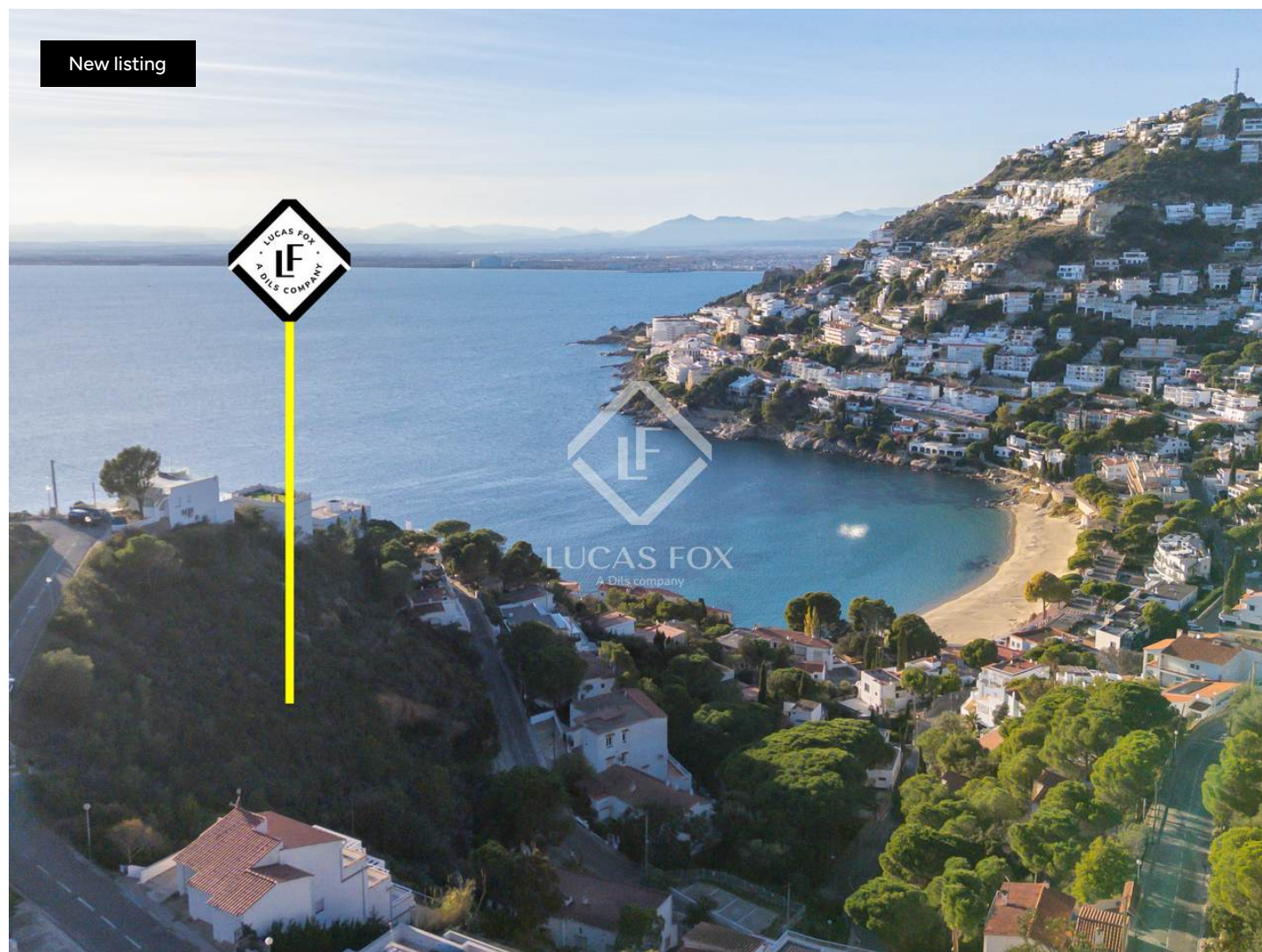


€900,000 House / Villa - For sale - New listing

## Exclusive project with pool and panoramic sea views in Roses

Spain » Costa Brava » Bay of Roses » 17480

4	3	162m <sup>2</sup>	1,089m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 · costabrava@lucasfox.com · lucasfox.com · Calle Forgas i Elias 6, Begur, Spain

€900,000 House / Villa - For sale - New listing

## Exclusive project with pool and panoramic sea views in Roses

**New build project in Canyelles with spectacular sea views. Superior property with 3 suites, living room with open-plan kitchen and access to terrace and pool, additional study, parking and excellent west orientation, 5 minutes from the beach.**

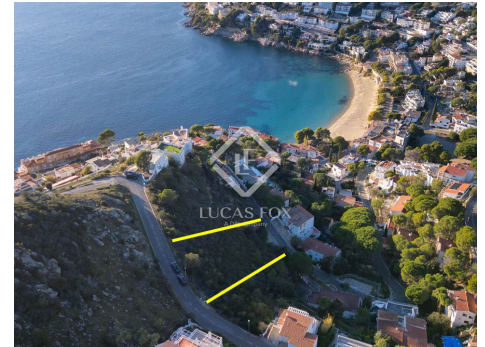
This new build is located in the Canyelles area of Roses and offers spectacular views of the sea and Canyelles beach thanks to its west-facing orientation. The development consists of two independent homes, one situated above the other. Below, we present the upper property .

At the access level we find the parking area, with capacity for two vehicles, as well as the side stairs and the elevator that connect to the lower levels.

The main floor comprises the majority of the property. It features three double bedrooms, two of which have en-suite bathroom , sea views, and direct access to the terrace and pool. The third bedroom also has an en-suite bathroom . On this same floor is the spacious, bright living-dining room with an open-plan kitchen and direct access to the terrace. The property enjoys abundant natural light throughout the day and spectacular sunsets thanks to its west-facing orientation. A guest toilet and a laundry area, along with other auxiliary spaces, are also located on this level.

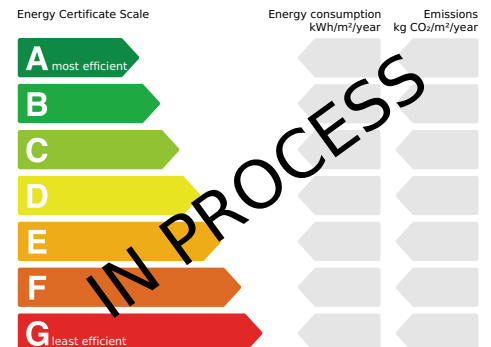
On the lower floor , which can be accessed by stairs or elevator, there is an additional studio that offers multiple possibilities for use.

The property will be delivered with high-quality finishes, maximum energy efficiency, and a contemporary design. All this, just a 5-minute walk from Canyelles Petites beach.



[lucasfox.com/go/cbr64997](https://lucasfox.com/go/cbr64997)

Sea views, Mountain views, Terrace, Swimming Pool, Garden, Jacuzzi, Lift, Natural light, Parking, Modernist building, Views, Panoramic view, Open kitchen, New build, Heating, Exterior, Double glazing, Chill out area, Barbecue, Air conditioning



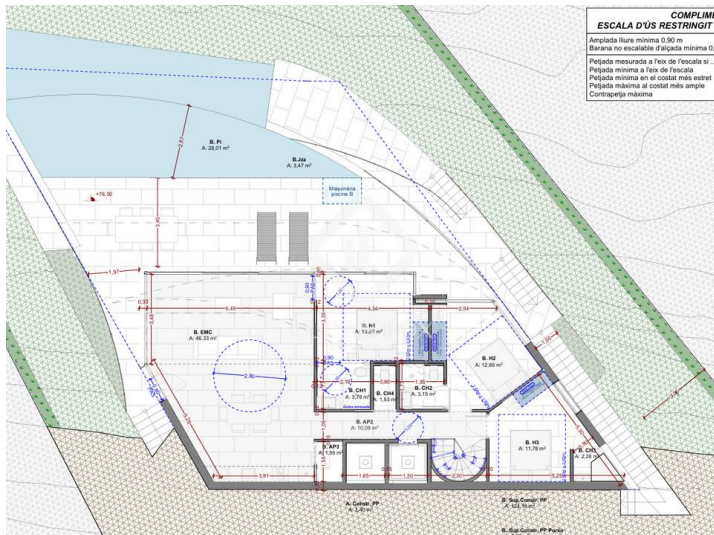
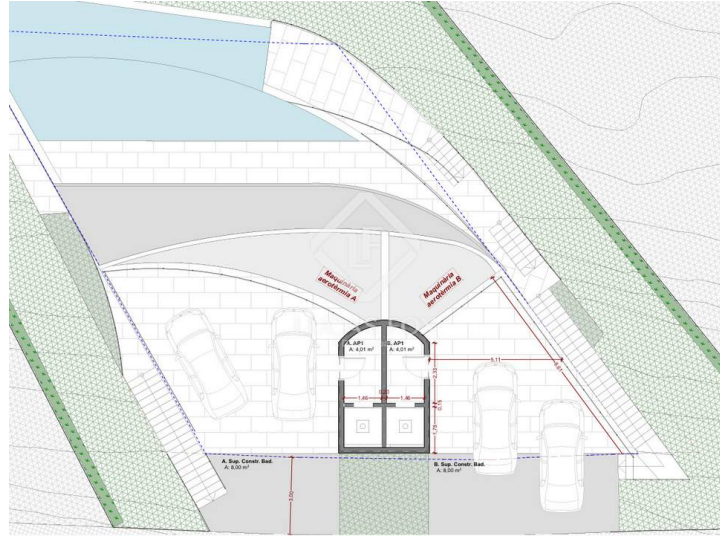
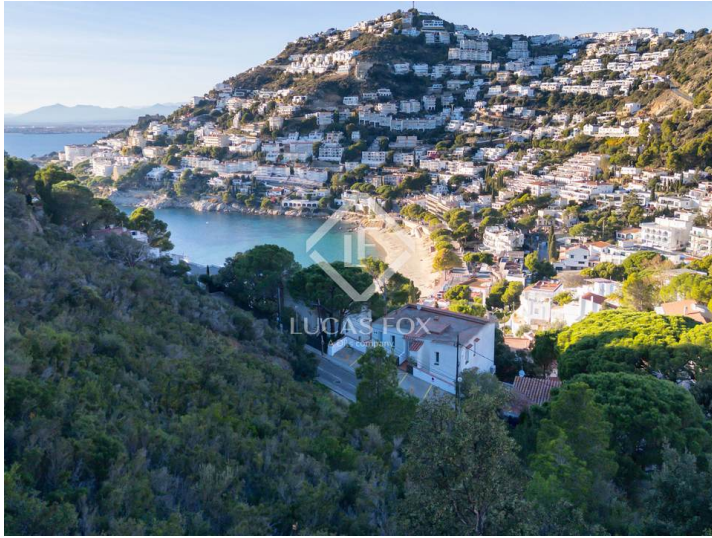
**Contact us today for more information or to arrange a viewing**

+34 872 22 32 62 · [costabrava@lucasfox.com](mailto:costabrava@lucasfox.com) · [lucasfox.com](https://lucasfox.com) · Calle Forgas i Elias 6, Begur, Spain



€900,000 House / Villa - For sale - New listing

## Exclusive project with pool and panoramic sea views in Roses



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**Contact us today for more information or to arrange a viewing**

+34 872 22 32 62 · [costabrava@lucasfox.com](mailto:costabrava@lucasfox.com) · [lucasfox.com](http://lucasfox.com) · Calle Forgas i Elias 6, Begur, Spain