

house for sale Cubelles, Garraf



GRUP LIVING is pleased to present an exclusive property in Cubelles, just 50 meters from the sea.~~This bright and spacious ground floor perfectly combines elegance, comfort, and a privileged location. It features 128m2 built, a magnificent 70m2 terrace, and a private 83m2 garden, all in a carefully maintained setting that includes a communal area with swimming pool, gardens, and an atmosphere of peace and exclusivity.~The property also includes two large parking spaces and a storage room.~~Upon entering, an elegant entrance hall welcomes us into a spacious and bright living-dining room, designed to offer maximum comfort and functionality, with direct access to a charming landscaped terrace. The independent kitchen, also very bright, is equipped with high-end appliances, aimed at satisfying the most demanding.~~The sleeping area offers four large bedrooms, two of them en suite with direct access to the terrace, and three full bathrooms, one of them with a whirlpool tub, providing extra well-being and relaxation.~~Every detail has been carefully considered to create a contemporary, warm, and welcoming atmosphere, with a layout that maximizes natural light and comfort in every room.~~Outside, the terrace and private garden have been conceived as ideal spaces to enjoy unforgettable moments with family or friends. The communal area includes two swimming pools —one for adults and one for children— surrounded by a well-kept garden to sunbathe and relax.~~A unique property, ideal for those who value exclusivity, design, and the highest quality of life by the sea.~If you dream of an exclusive home just steps from the sea, do not hesitate to contact us.~We will be delighted to provide more information and arrange a personalized visit.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €500,000 + €50,000 (ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as applicable sector regulations, it is hereby stated that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below: ~• Property Transfer Tax (ITP): The applicable tax rate will be that in force in the Autonomous Community of Catalonia (Property value up to €600,000 = 10%, from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to reduced rates of 5% and 7%, applicable depending on the buyer's personal circumstances or the characteristics of the property). The tax is levied on the cadastral reference value or the sale price, whichever is higher. ~• Notary Fees: Notary fees will be calculated in accordance with the official tariff regulated in Annex I of Royal Decree 1426/1989 of 17 November approving the Notarial tariff. ~• Land Registry Fees: Registration in the Land Registry will be charged according to the official tariff established in Annex I of Royal Decree 1427/1989 of 17 November approving the Notarial tariff. ~• Administrative Management Fees (Gestoría): Fees for administrative processing, tax

settlement, and registration amount to approximately €350 plus VAT. ~• Seller's Agency Fees: Included in the sale price. ~• Buyer's Agency Fees: It is hereby informed that, in certain cases, professional fees may be payable by the buyer when property search services (PSI – Property Personal Shopper) have been contracted. NOT LINKED TO THE PURCHASE PRICE. ~For detailed information on the operation, tax rates, and allowances of ITP in Catalonia, please consult the official website of the Catalan Tax Agency at the following link:~ (please use the form to respond) property is sold unfurnished~The owner is not considered a large property holder.~Habitability certificate reference : CHB (please use the form to respond) ~Energy certificate registry: N8950B51W~AICAT registry number: 3366 ~API number: A10580~~

property details

Spanish state id:	6270480
reference::	VCUB20
close to/ located:	Cubelles
region:	Garraf
property type:	house
rooms:	4
property surface:	128 m2
surface plot:	- m2
price:	€ 500.000

contact

real estate agent:	Grup Living Sitges
name:	Jaume Domingo
speekt:	English, French, Spanish
telefoon:	+34931185777