

house for sale Cubelles, Garraf



GRUP LIVING is pleased to exclusively present Villa Gaia, a unique property that combines elegance and modernity in an environment of absolute tranquility, surrounded by nature and offering magnificent views of the Mediterranean Sea.~~The property is distributed over three floors and has a total of 898 m2 built on a 3,000 m2 plot, featuring several areas for relaxation and leisure. Upon entering the residence, a majestic entrance hall welcomes you and leads to a spacious main living room with high ceilings and bright spaces. The villa offers several suite-style bedrooms on different levels, all designed to ensure comfort and exclusivity.~~Designed to meet the highest quality standards, the property is equipped with top-of-the-line appliances, a home automation system, Italian designer furniture, a saltwater cascade pool, and solar panels that enhance its energy efficiency.~~Villa Gaia has also had the privilege of hosting exhibitions of works by the renowned Italian painter Giorgio Druni. More information at: (please use the form to respond) ~~Located in Cubelles, just 20 minutes from Sitges, 35 minutes from El Prat Airport, and 45 minutes from Barcelona via the C-32, this villa offers privacy while maintaining strategic connections to the main points of interest.~~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €965,000 + €115,800 (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: LCLV00NYY~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishstate **6312569**
id:
reference:: **12-VCUB37**
close to/ located: **Cubelles**
region: **Garraf**
property type: **house**
rooms: **5**
property surface: **898 m2**
surface plot: **3013 m2**
price: **€ 965.000**

contact

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