

house for sale Sant Pere De Ribes, Garraf



GRUP LIVING exclusively presents this magnificent detached three-sided house with a private pool, located in one of the most sought-after areas of the Mas d'en Serra development in Sant Pere de Ribes.~~The property is situated in one of the best spots in the neighborhood and is distributed over two comfortable floors:~~Ground floor:~Spacious and bright living-dining room with fireplace and direct access to a large terrace with chill-out area, barbecue, and private pool. Fully equipped independent kitchen, a double bedroom ideal as an office or guest room, and a guest toilet.~It also has private parking.~~First floor:~Sleeping area with three bedrooms and two full bathrooms. The master bedroom is spacious and functional, with a built-in wardrobe and access to a sunny terrace with open views.~~Outdoor area:~Private plot with a pool and terrace, perfect for enjoying the Mediterranean climate, family gatherings, or moments of relaxation.~~Prime location:~The Mas d'en Serra development is a quiet, well-connected residential area close to Sitges, shopping centers, sports facilities, and international schools like Bel-Air, Olive Tree, and Richmond. Just 5 minutes from the beach and 30 minutes from Barcelona-El Prat Airport.~~An ideal property for families seeking quality of life, comfort, and good access to essential services.~Can you imagine living here?~~Contact us for more information or to schedule a visit. We'll be happy to help!~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €560,000 + €56,000 (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: 27HCJ2VBW~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishestate id: **6385255**
reference:: **VRIB189**
close to/ located: **Sant Pere De Ribes**
region: **Garraf**
property type: **house**
rooms: **4**
property surface: **172 m2**
surface plot: **- m2**
price: **€ 560.000**

contact

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