

house for sale Sitges, Garraf



Spectacular ground floor duplex in Can Pei, Sitges, one of the quietest and most sought-after residential areas of the city. ~The property has 182 m2 built, 137 m2 usable, and a fantastic 60 m2 private terrace, perfect for enjoying Mediterranean outdoor living.~It is part of an exclusive community with landscaped areas, a communal swimming pool, and concierge service.~The home is distributed over two floors:~On the main floor, we are welcomed by a spacious and bright living-dining room with direct access to the terrace, where you can enjoy great moments and outdoor living. To the left, there is a fully renovated and equipped kitchen with an independent laundry area to make daily life easier.~In the night area on the first floor, this level offers a double en-suite bedroom with a bathtub and a single bedroom, both with built-in wardrobes. ~A modern staircase leads us to the upper floor, where we find a spectacular 50 m2 studio with multiple possible uses—you can create a playroom, office, living room... There is also a 20 m2 en-suite bedroom with a full bathroom and built-in wardrobes.~Recently renovated, features include double glazing, parquet flooring, ducted hot/cold air conditioning, and natural gas heating.~As an added value, the property has a private entrance from outside the building and direct access to the communal pool.~The property also includes a parking space in the same building.~Privileged location, just a few minutes from the center of Sitges and the beaches, and close to all services such as supermarkets, schools, gyms, and the Terramar Golf Club. Just a few meters away, you have access to the Can Pei forest, ideal for walking in nature, with pets and finding a place to disconnect.~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €645,000 + €70,950 (Property Transfer Tax – ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as the applicable sector regulations, it is hereby stated that the indicated price does not include the costs and taxes inherent to the acquisition, which are detailed below:~•Property Transfer Tax (ITP): The applicable tax rate in the Autonomous Community of Catalonia will apply (Property value up to €600,000 = 10%; from €600,001 to €900,000 = 11%; from €900,000 to €1,500,000 = 12%; more than €1,500,000 = 13%), without prejudice to reduced rates of 5% and 7%, applicable depending on the buyer's personal circumstances. The tax is calculated on the Reference Value or the purchase price, whichever is higher. ~•Notary Fees: Notarial 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. ~For comprehensive information on the operation, tax rates, and reductions of the Property Transfer Tax (ITP) in Catalonia, you may 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: CYPZCVS0X~AICAT registry number: 3366 ~API number: A10580

property details

Spanishestate id: **6270349**
reference:: **VSIT694**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **3**
property surface: **137 m2**
surface plot: **- m2**
price: **€ 645.000**

contact

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