

house for sale Sitges, Garraf



Exceptional location! Situated in one of the most convenient and peaceful areas of Sitges, this apartment is just 1 minute from the bus stop and 3 minutes from the train station and the town center, ensuring excellent connectivity with Barcelona and the surrounding areas. Additionally, it is surrounded by all essential services such as supermarkets, schools, shops, health centers, and leisure areas.~~This 80 m2 property offers a functional layout and well-utilized spaces, featuring a spacious entrance hall with a built-in wardrobe, perfect for extra storage, and a bright, spacious living-dining room with a large window that allows natural light to flood the space. The independent kitchen is wide and comfortable, with plenty of storage space and direct access to the laundry area, which connects to the balcony and dining room.~~There are three double bedrooms, all with built-in wardrobes for ample storage. Two of the bedrooms have direct access to a private balcony, perfect for enjoying fresh air. The apartment also features a fully functional bathroom with a shower.~~The property is equipped with air conditioning in the dining room and gas heating, ensuring comfort throughout the year.~Excellent finishes, with parquet floors that add warmth and elegance, and aluminum windows that provide good thermal and acoustic insulation.~~A perfect home for living year-round or as an investment, thanks to its excellent location and amenities.~The property has a tourist license.~~Don't miss out on this opportunity! Contact us for more information or to arrange a visit. You'll love it!~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €399,000 + €39,900 (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) ~AICAT registry number: 3366 ~API number: A10580~~

property details

Spanishestate id: **6270451**
reference:: **VSIT2301**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **3**
property surface: **83 m2**
surface plot: **- m2**
price: **€ 399.000**

contact

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