

house for sale Sitges, Garraf



GRUP LIVING exclusively presents this spectacular new-build villa for sale in the prestigious residential area of La Plana, Sitges.~~This luxury, contemporary design home, with 431 m2 built on a private 500 m2 plot, offers high-end finishes, spacious areas, and a layout designed for maximum comfort and functionality.~~Layout:~Ground floor: Bright, spacious living-dining room with direct access to the private garden, designer open-plan kitchen by SANTOS, equipped with high-end integrated appliances, one double bedroom, and a full bathroom.~First floor: Three double bedrooms, one of them en suite with a private bathroom, a large walk-in closet, and direct access to a large private terrace. Also includes a second full bathroom.~~Outside, the property features a private pool, landscaped garden, and a covered terrace, perfect for outdoor dining, family gatherings, or relaxing moments.~~The house also includes private parking for 4 vehicles and a multipurpose room with natural light, ideal as a gym, playroom, office, or home cinema.~~Key features:~Energy efficiency certificate A~Underfloor heating via aerothermal system~SANTOS kitchen with premium appliances~High-quality construction materials~Large windows with excellent natural light~~Located in La Plana de Sitges, one of the most sought-after residential areas, just steps from the center and all amenities: supermarkets, sports centers, schools, medical center (CAP), and more. Just 30 minutes from Barcelona.~~A unique opportunity to own a modern, energy-efficient villa in one of the most desirable coastal locations in Catalonia.~Contact us today for more information or to arrange a visit to this exclusive property.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €2.295,000 + €298,350 (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: 3BX4FZ375~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishstate **6270490**
id:
reference:: **VSIT2357**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **4**
property surface: **358 m2**
surface plot: **503 m2**
price: **€ 2.295.000**

contact

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