

house for sale Sitges, Garraf



At Grup Living, we are pleased to present a unique house in the historic center of Sitges, one of the most sought-after towns on the Garraf coast. "Capricho" House is a renovated single-family home with a listed modernist façade, ideal for those looking to buy a home in Sitges near the sea.~~Located just 50 meters from La Fragata beach, this property offers a unique opportunity to acquire a townhouse with sea views, renovated with high-end materials and ready to move into.~~Built in 1910 and fully renovated in 2016, this luxury home in Sitges offers 153 m2 distributed over five floors. Its interior design perfectly blends the charm of traditional architecture with the comforts of modern renovations. Every corner has been optimized to provide brightness, functionality, and comfort, while preserving the property's original character.~~On the ground floor, with independent access from the street, there is a space currently used as a storage area, with great potential to be converted into a commercial premises, professional studio, or independent apartment. This feature adds interesting value, ideal for those seeking a home with business space in Sitges.~~The upper floors house spacious and bright rooms. The main bedroom has access to an interior patio and an exterior balcony, along with a full bathroom and laundry room. On the second floor, the open American-style kitchen integrates with the living-dining area and connects to a terrace with spectacular sea views—perfect for enjoying the Mediterranean lifestyle. An additional interior balcony adds charm and more natural light.~~The third level offers a versatile space that can be adapted as a second bedroom, office, or living room, also with access to another terrace and balcony.~~Finally, the top floor features a stunning rooftop terrace with ideal orientation and panoramic views, structurally prepared for a jacuzzi installation. It also includes a full bathroom, making this level a true private oasis.~~The house is equipped with air conditioning, underfloor heating, a water softener system, treated natural wood parquet, electric aluminum blinds, and thermal and acoustic insulation. The structure has been reinforced with anti-seismic steel beams, ensuring durability and safety.~~Each floor is designed to provide excellent cross ventilation and maximize natural light.~~Thanks to its central and privileged location, this house for sale in central Sitges is perfect as a primary residence, a luxury second home, or a high-yield investment property. Its proximity to the beach, shops, restaurants, and public transport makes it one of the most desirable properties in the area.~~"Capricho" House is not just a home—it is an expression of style and quality of life by the sea. A unique and exceptional opportunity to acquire a charming property in Sitges.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €1.100,000 + €132,500 (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)
~•Notary Fees~•Land Registry Fees~•Administrative Management Fees (Gestoría)~•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:PXJFK1C9R~AICAT registry number: 3366
~API number: A10580

property details

Spanishstate **6270500**
id:
reference:: **VSIT2371**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **2**
property surface: **156 m2**
surface plot: **- m2**
price: **€ 1.100.000**

contact

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