

## house for sale Sitges, Garraf



Grup Living is pleased to present this spacious and bright detached house with sea views, located in the Vallpineda urbanization of Sitges.~~Situated in one of the most exclusive residential areas of Sitges with 24-hour security, this majestic property is distributed over the ground floor, first floor, and attic, offering generous spaces and great comfort in every corner.~~On the ground floor, you are welcomed by an elegant hall that leads to a spacious and bright living-dining room with a fireplace and direct access to a cozy porch-style terrace facing the pool. The kitchen is spacious and functional, with direct access to the garden, a practical laundry area, and a double bedroom with a guest toilet.~~On the first floor is the sleeping area, led by a spectacular master suite with access to a magnificent terrace. The en-suite bathroom, designed as a true wellness space, includes a double sink, a large jacuzzi-style bathtub, and a separate shower area. This floor also features two additional bedrooms, a second full bathroom, and a cozy library with a fireplace.~~The attic has been converted into a gym and wellness area, equipped with a sauna, ideal for relaxing in the privacy of your home.~~In the basement, the property boasts a magnificent wine cellar, perfect for wine lovers and special gatherings.~~All the furniture has been custom-designed by the prestigious Valentí firm, bringing an elegant and sophisticated style to the entire home.~~The house is completed with a large, well-maintained Mediterranean-style garden featuring a barbecue area, wood-fired pizza oven, and a second porch with an outdoor dining area—ideal for unforgettable evenings with family and friends.~~This is a unique property where every space has been designed to offer maximum comfort, privacy, and unparalleled sea views.~~Contact us!! We will organize a private visit to the property.~~Transparency Clause and Breakdown of Expenses (Law 10/2025) ~SALE PRICE: €1,450,000 + €174,000 (ITP)~~In compliance with the information obligations set out in Law 10/2025, of December 28, on customer service and transparency, as well as current sector regulations, it is stated that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below:~• Property Transfer Tax (ITP) ~• Notary Fees~• Land Registry Fees~• Administrative Management Costs (Gestoría)~• Seller's Agency Fees~~For comprehensive information on the operation, tax rates, and reductions of the ITP in Catalonia, you can consult the official portal of the Catalan Tax Agency at the following link: (please use the form to respond ) property is sold unfurnished.~The owner is not a large holder.~AICAT Registration Number: 3366~API Number: A10580

**property details**

**contact**

Spanishstate **6270511**  
id:  
reference:: **VSIT2390**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **4**  
property surface: **315 m2**  
surface plot: **589 m2**  
price: **€ 1.450.000**

real estate agent: **Grup Living Sitges**  
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