

house for sale Sitges, Garraf



A 148 m2 home is offered for sale, distributed over two floors, located in the quiet area of La Levantina, just five minutes from all services. The property stands out for its excellent orientation and large windows, ensuring abundant natural light throughout the day.~~Access is through the ground floor, featuring a spacious entrance hall, two double bedrooms with access to a 25 m2 terrace, a master suite with a full bathroom and bathtub, another full bathroom with a bathtub, an open kitchen connected to the dining area, and a 23 m2 terrace at dining level, facing south with access to the garden area and communal pool.~~A wooden spiral staircase leads to the lower floor, which includes an additional living room, a double bedroom, and a bathroom with a shower.~~Extras and finishes: This bright home boasts excellent orientation, built-in wardrobes, wooden parquet flooring, aluminum windows, gas heating, and an included parking space.~~Located in a privileged area, this home offers tranquility, sunlight all day, and easy access to all services. For more information or to arrange a visit, feel free to contact us.~~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €595,000 + €59,500 (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: 0SZGLPJWV~AICAT registry number: 3366 ~API number: A10580~~

property details

Spanishstate **6323740**
id:
reference:: **VSIT782**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **4**
property surface: **148 m2**
surface plot: **- m2**
price: **€ 595.000**

contact

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