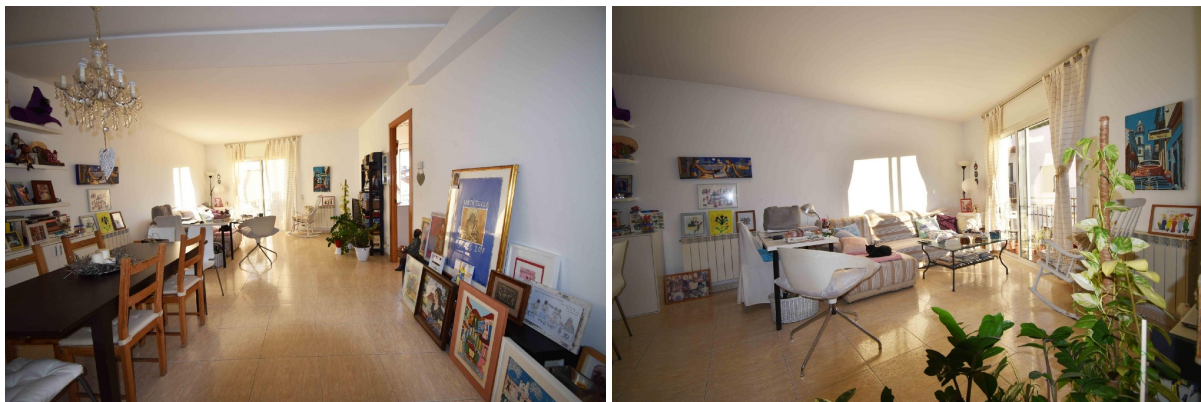


## house for sale Sitges, Garraf



Live just steps away from everything in this bright apartment located on the second floor with an elevator, set on a quiet street right in the heart of Sitges. An ideal location to enjoy the convenience of having all services within reach and the beaches only 5 minutes away.~~The apartment features a spacious living-dining room with access to a cozy balcony—perfect for sunbathing or relaxing outdoors—an independent kitchen with great potential for updates, and, in the night area, a master suite with a bathroom, access to a rear balcony, and a laundry area. It also offers two functional single bedrooms and a second full bathroom.~~It stands out for its abundant natural light, practical layout, and the potential to become—with a small update—a modern, warm, and fully personalized home.~~A unique opportunity to live or invest in one of the most sought-after areas of Sitges.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €550,000 + €55,000 (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.~AICAT registry number: 3366 ~API number: A10580~

## property details

Spanishstate **6323785**  
id:  
reference:: **12-VSIT2459**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **3**  
property surface: **117 m2**  
surface plot: **- m2**  
price: **€ 550.000**

## contact

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