

## house for sale Sitges, Garraf



In the very heart of Sitges, just a few meters from the iconic Cap de la Vila, we find this exclusive penthouse an ideal option for those who wish to live in the town center without giving up peace, privacy, and a spacious terrace.~~The property is located in a historic building with few neighbors and a very quiet atmosphere, set on a pedestrian street that connects Cap de la Vila with the beach an unbeatable location.~~The apartment features a spacious living-dining room with direct access to a large terrace of approximately 30 m2, perfect for enjoying the Mediterranean climate, hosting gatherings, or relaxing outdoors with complete privacy.~~The fully equipped independent kitchen benefits from natural light and direct access to the living room, making it both practical and functional.~The sleeping area consists of a master bedroom with en-suite bathroom, two additional bedrooms, and another full bathroom. The property offers several built-in wardrobes and is in good condition, ready to move into.~~A truly unique penthouse thanks to its location, terrace, and tranquility right in the center of Sitges.~~Will you let this opportunity pass you by?~~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €555,000 + €55,500 (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: 7TWP0GG2K~AICAT registry number: 3366 ~API number: A10580~

## property details

Spanishstate **6323904**  
id:  
reference:: **VSIT2505**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **3**  
property surface: **113 m2**  
surface plot: **- m2**  
price: **€ 555.000**

## contact

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