

house for sale Sitges, Garraf



This is a true designer home, conceived to become an open balcony overlooking the Mediterranean. Every room has been designed to embrace spectacular views of the sea and Sitges, making light, the horizon, and sunsets an essential part of the home.~~Built with top-quality materials and an elegant, contemporary style, it is situated on a 550 m2 plot that guarantees total privacy from the street. At the entrance level, there is a spacious area to comfortably park two cars and a solarium terrace. From here, an elevator connects directly to the main floors of the house.~~The main floor is an open space where the large living-dining room and the open kitchen integrate with exquisite naturalness. The fully equipped kitchen includes a laundry area and an impressive central table that unites both spaces, creating a modern, functional area perfect for everyday life as well as gatherings with friends and family.~~This level opens onto a spectacular 45 m2 terrace, a true viewpoint with Sitges and the sea at your feet. An idyllic place to relax, enjoy unforgettable moments, and witness some of the most beautiful sunsets on the coast.~~On the lower floor, there are two double bedrooms with access to a large balcony offering absolutely stunning sea views. Both share a bright, elegant full bathroom. On this same floor, there is a large open space ideal as a storage room, studio, gym, or play area, with multiple adaptation possibilities.~~One floor below the living room is the master suite, a true retreat 100% oriented toward the sea. It features a large bedroom with floor-to-ceiling windows, a spacious walk-in closet, and a full bathroom with a shower area and a bathtub with views of the sea and Sitges church. A space designed for luxurious, calm, and total relaxation.~~On the lower level, there is a versatile space perfect as an office, guest room, or additional bedroom, accompanied by a guest toilet. From here, you have direct access to the pool area, designed with minimalism to reduce maintenance to a minimum. The infinity pool, with open sea views, transforms this space into a magical place to enjoy the sun, long swims, and unique moments in an incomparable setting.~~The house is equipped with ducted air conditioning, underfloor heating, high thermal and acoustic resistance windows, and countless details that make it a true luxury within reach of very few.~~An extraordinary luxury: living with these views every day.~~Transparency Clause and Cost Breakdown (Law 10/2025)~SALE PRICE: €1,800,000 + €234,000 (Property Transfer Tax - ITP)~~In compliance with the information obligations established under Law 10/2025, of 28 December, on customer service and transparency, as well as applicable sector regulations, it is stated that the indicated price does not include the expenses and taxes inherent to the purchase, which are detailed below:~~Property Transfer Tax (ITP)~Notary fees~Land Registry fees~Administration fees (gestoría)~Seller's agency fees~~For detailed information regarding the operation, tax rates, and possible rebates of the ITP in Catalonia, you may consult the official website of the Catalan Tax Agency at:~

(please use the form to respond) property is sold unfurnished.~The owner is not a large property holder.~Habitation certificate reference: CHB (please use the form to respond) ~Energy certificate registration: 0CWR4MFGL~AICAT registration number: 3366~API number: A10580

property details

Spanishstate **6323905**
id:
reference:: **12-VSIT2513**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **4**
property surface: **363 m2**
surface plot: **550 m2**
price: **€ 1.800.000**

contact

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