

house for sale Sitges, Garraf



GRUP LIVING is pleased to present this exclusive sea-facing villa located in the prestigious residential area of Levantina, Sitges, one of the most sought-after locations due to its tranquility and its exceptional views of the Mediterranean Sea. The property has been recently renovated with top-quality finishes and stands out for its elegant contemporary design, brightness, and a layout designed both for families and for those who work from home.~~The house is distributed over three spacious levels and features four bedrooms and three bathrooms.~~On the main floor, a large open-plan living–dining room is integrated with a modern fully equipped kitchen with high-end appliances. From this space, there is direct access to a large south-facing terrace, ideal for enjoying the incredible panoramic views of the sea and the entire Sitges coastline. This level also includes three spacious bedrooms and two designer bathrooms.~~The upper floor houses an independent apartment perfect for guests or extended family. It includes a living room with a private terrace, an open kitchen, a bathroom, and a bedroom, offering total privacy and comfort.~~On the lower level, the villa offers a multipurpose area ideal as a game room, gym, or studio, a large storage room, and a covered terrace with direct access to the garden and the private pool area. Both the garden and the pool are currently in their final phase of construction and will be fully completed before delivery.~~The property also includes newly installed solar panels, providing energy efficiency and a sustainable approach focused on environmental care.~~This exclusive villa in Sitges is the perfect option as a primary residence, second home, or holiday retreat, thanks to its privileged location, unique views, and modern design.~~Contact us today for more information or to schedule a visit to this magnificent villa with incomparable views of the Mediterranean Sea in Levantina, Sitges.~~Transparency Clause and Cost Breakdown (Law 10/2025)~SALE PRICE: €1,895,000 + €246,350 (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: 7Z8QMGYGM~AICAT registration number: 3366~API number: A10580

property details

contact

Spanishestate **6323907**
id:
reference:: **VSIT2533**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **4**
property surface: **271 m2**
surface plot: **608 m2**
price: **€ 1.895.000**

real estate agent: **Grup Living Sitges**
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