

house for sale Sitges, Garraf



House in Quint Mar with spectacular views over Sitges and the sea, very bright. Built on a plot of 523 m2, with quality finishes and south orientation.~~The main floor consists of a spacious living-dining room with fireplace and access to a 30 m2 terrace facing the sea, a complete kitchen with office space, two double bedrooms, a single bedroom, and a full bathroom.~~On the lower floor, there is a living room, two double bedrooms, a full bathroom, a toilet, and a 16 m2 terrace.~~The floors have independent entrances.~~Parking area for 3 cars and a private garden with its own swimming pool. The house features built-in wardrobes, air conditioning, and gas heating.~~The location of the house provides a lot of privacy, in the quiet Quint Mar urbanization just a few minutes from the beaches and the town center.~~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €899,000 + €98,890 (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) owner is not a large property holder.~Habitability certificate reference : CHB (please use the form to respond) ~Energy certificate registry: 23MPJNTHX ~AICAT registry number: 3366 ~API number: A10580~

property details

contact

Spanishestate **6324013**
id:
reference:: **VSIT197**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **5**
property surface: **201 m2**
surface plot: **548 m2**
price: **€ 899.000**

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