

house for sale Sitges, Garraf



Located in a privileged position, just steps from the beach, the town center, and all services in Sitges, this apartment is perfect for those who want to live car-free and enjoy the convenience of walking everywhere.~~The property has been fully renovated with high-quality materials but retains the charm and essence of its era: high ceilings with original moldings, period windows, and beautiful hydraulic flooring in the hallway that adds character and personality.~~Upon entering, a bright hallway distributes all the rooms, offering a pleasant sense of spaciousness with large windows in the living room visible at the far end. It has a large, very bright double bedroom, another bedroom with built-in wardrobes, a full bathroom, an office-style kitchen, and a spacious living room opening onto a sunny south-facing terrace, ideal for enjoying the sun all day long.~~Being on the third floor, it has easy access to the communal rooftop terrace, a large and quiet outdoor space with views of the historic center of Sitges and the sea.~~The unique style of the building, its excellent location, and the renovation make this apartment an unmissable opportunity to live or invest in Sitges.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €350,000 + €35,000 (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.~Habitability certificate reference : CHB (please use the form to respond) ~Energy certificate registry: QBDLYLKMP~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishstate **6334139**
id:
reference:: **12-VSIT2469**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **2**
property surface: **60 m2**
surface plot: **- m2**
price: **€ 350.000**

contact

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