

## house for sale Sitges, Garraf



In the Sitges real estate market, we find attractive and well-located properties. However, only occasionally does a home truly stand out due to the combination of all its attributes.~~This duplex penthouse in La Plana boasts a series of features uncommon in the area: permanent south-facing orientation, unobstructed sea views, a large private outdoor space, and a comfortable, well-balanced family layout. Here, we are not just talking about size, but about proportion, consistent brightness, and genuine privacy.~~The generously sized and excellently arranged living-dining room enjoys visual openness to the sea and natural light throughout the day. It is a harmonious and elegant space, perfectly suited both for daily living and social gatherings. The independent, contemporary kitchen connects directly to the main terrace, facilitating a natural transition between indoor and outdoor areas and enhancing the Mediterranean lifestyle that defines this location.~~The sleeping area consists of three south-facing exterior bedrooms, all with clear views and abundant light. The master suite includes a walk-in closet and en-suite bathroom, providing an intimate and comfortable space. The bathrooms have been completely renovated with high-end materials and large-format porcelain, offering construction quality and a contemporary yet timeless aesthetic.~~The upper floor adds a distinctive value to the property. It features an independent room with its own bathroom, ideal as a professional office, guest bedroom, or even a second suite. From this space, there is direct access to a private solarium terrace of over 60 m<sup>2</sup>, equipped with a pergola and lounge area.~~The property includes a spacious parking space in the same building and a large storage room, providing additional daily convenience. The home is part of a small, well-maintained community with a pool and landscaped areas within a quiet, established residential environment.~~A property that combines location, views, private outdoor space, and family functionality in one of Sitges' most sought-after areas.~~Transparency Clause and Cost Breakdown (Law 10/2025)~SALE PRICE: €1,198,000 + €143,760 (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: HKWGDVXK1~AICAT registration number: 3366~API number: A10580

## property details

Spanishstate **6351808**  
id:  
reference:: **VSIT2567**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **4**  
property surface: **186 m2**  
surface plot: **- m2**  
price: **€ 1.198.000**

## contact

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