

house for sale Sitges, Garraf



GRUP LIVING presents this exclusive property in Vallpineda, a prestigious residential area close to the sea and well connected to Barcelona, renowned for its tranquillity and quality of life.~~The property, facing the sea and distributed on a single level without stairs, has recently been renovated using high-end materials, combining contemporary design, functionality and comfort. Ready to move into, it is ideal as a primary or secondary residence.~~It features 2 spacious bedrooms and 2 full bathrooms, offering privacy and comfort. Thanks to its large windows and seamless indoor-outdoor integration, the house enjoys abundant natural light and a serene atmosphere.~~The open-plan living and dining area connects directly to the terrace, garden and private swimming pool, creating the perfect setting to enjoy the Mediterranean lifestyle. The fully equipped kitchen with high-quality appliances provides access to an elegant covered summer dining area next to the saltwater pool.~~The master suite includes a designer bathroom and a large walk-in wardrobe, while the second double bedroom has access to another full bathroom, ideal for guests or family.~~The outdoor spaces have been designed to combine aesthetics and functionality, including a service terrace, laundry area and storage space. The property is also equipped with hot/cold air conditioning, double-glazed windows and Gradhermetic shutters, ensuring comfort and energy efficiency.~~It also includes a spacious garage with storage space in a nearby building.~~A unique opportunity to enjoy an exclusive villa with a private pool and all the comforts in Vallpineda. As an owner, you will have free access to the Club swimming pool, paddle and tennis courts, and a gym with reduced membership fees.~~Its proximity to Sitges allows you to enjoy its beaches, gastronomy and vibrant cultural life. Do not hesitate to contact us for further information.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €1,145,000 + €137,400 (Property Transfer Tax)~~In compliance with the information obligations established by Law 10/2025 of 28 December on customer service and transparency, as well as current sector regulations, please note that the indicated price does not include the costs and taxes inherent to the purchase, detailed below:~~Property Transfer Tax (ITP)~Notary Fees~Land Registry Fees~Administrative Processing Fees~Seller's Agency Fees~~For detailed information regarding the operation, tax rates and reductions of the Property Transfer Tax in Catalonia, please visit the official website of the Catalan Tax Agency: Catalan Tax Agency~~The property is sold unfurnished.~The owner is not considered a large property holder.~Occupancy certificate reference: CHB (please use the form to respond) ~Energy certificate registration: 4XTWV2963~AICAT registration number: 3366~API number: A10580

property details

Spanishstate **6354974**
id:
reference:: **VRIB222**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **2**
property surface: **100 m2**
surface plot: **277 m2**
price: **€ 1.145.000**

contact

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