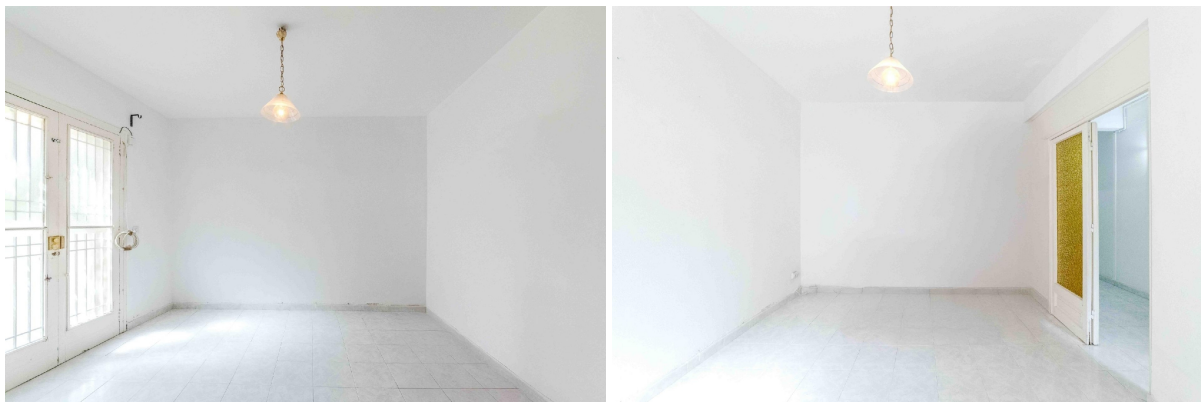


house for sale Sitges, Garraf



Ground floor apartment for sale in Sitges, Poble Sec area, with direct access from a pedestrian square, providing a pleasant feeling of an independent house and greater privacy compared to other apartments in the building.~~The property is currently distributed into a living-dining room, separate kitchen, 1 double bedroom and 1 bathroom. All rooms have exterior windows and natural light.~~One of its main advantages is that the layout is divided by partition walls, allowing the spaces to be modified and redistributed according to needs, making it an excellent renovation project to design a custom-made apartment in Sitges.~The property requires renovation and virtual images are included to show the real possibilities of the space once updated.~~Ideal as a primary residence in Sitges or as a second home close to the town centre.~~The building is currently undergoing refurbishment due to the ITE (Building Technical Inspection) update, and the property is sold with all special assessments fully paid, an important point that provides security for the buyer.~~Located in a well-established area of Sitges, well connected and just a few minutes from the town centre and the beach.~An opportunity to create your own project in one of the most sought-after areas of Sitges.~~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €205,000 + €20,500 (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: 8X57X6KCK~AICAT registry number: 3366 ~API number: A10580~~

property details

Spanishstate **6357929**
id:
reference:: **12-VSIT2575**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **1**
property surface: **45 m2**
surface plot: **- m2**
price: **€ 205.000**

contact

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