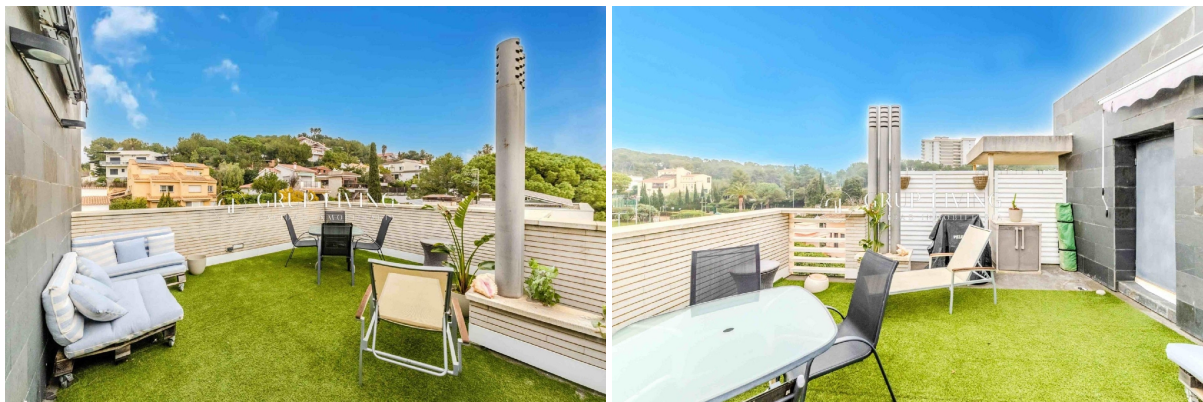


house for sale Sitges, Garraf



GRUP LIVING is pleased to present this exclusive and sophisticated property in Vallpineda, a prestigious residential area renowned for its privacy, tranquility, and excellent quality of life, just a few minutes from the sea and perfectly connected to Barcelona.~~The property stands out for its functional and bright design. It features a fully equipped open-plan kitchen, two bedrooms, and a complete bathroom with a bathtub. Large windows allow abundant natural light to flood the interior, creating warm and welcoming spaces. It also boasts a spacious terrace, ideal for sunbathing and enjoying barbecues with family and friends.~~Located in a building with only five neighbors, the property guarantees an intimate and exclusive environment. To ensure maximum comfort throughout the year, it is equipped with a hot and cold air conditioning system in all rooms. It also includes a large garage within the same building and a storage room.~Living in Vallpineda means enjoying the tranquility of a residential community with private security and a family-friendly atmosphere, just minutes from Sitges. The area offers excellent connections to the town center and direct access to the C-32 motorway, providing easy access to central Barcelona and El Prat Airport.~~As a property owner in the development, you will have access to the club's swimming pool area and the possibility of using other facilities such as paddle and tennis courts, as well as a gym at a reduced fee.~Its proximity to Sitges allows you to enjoy its magnificent beaches, vibrant cultural life, and renowned gastronomic offering.~Should you wish to receive more detailed information about this magnificent property, please do not hesitate to contact us. We will be delighted to assist you and provide anything you may need.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €399,000 + €39,900 (ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as the applicable sector regulations, it is hereby stated that the indicated price does not include the costs and taxes inherent to the acquisition, which are detailed below:~• Property Transfer Tax (ITP) ~• Notary Fees~• Land Registry Fees~• Administrative Management Fees (Gestoría)~• Seller's Agency Fees: Included in the sale price. ~For comprehensive information on the operation, tax rates, and reductions of the Property Transfer Tax (ITP) in Catalonia, you may 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: 8096J3R14~AICAT registry number: 3366 ~API number: A10580~

Spanishestate **6357933**
id:
reference:: **VRIB230**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **2**
property surface: **67 m2**
surface plot: **- m2**
price: **€ 399.000**

real estate agent: **Grup Living Sitges**
name: **Jaume Domingo**
spreekt: **English, French, Spanish**
telefoon: **+34931185777**