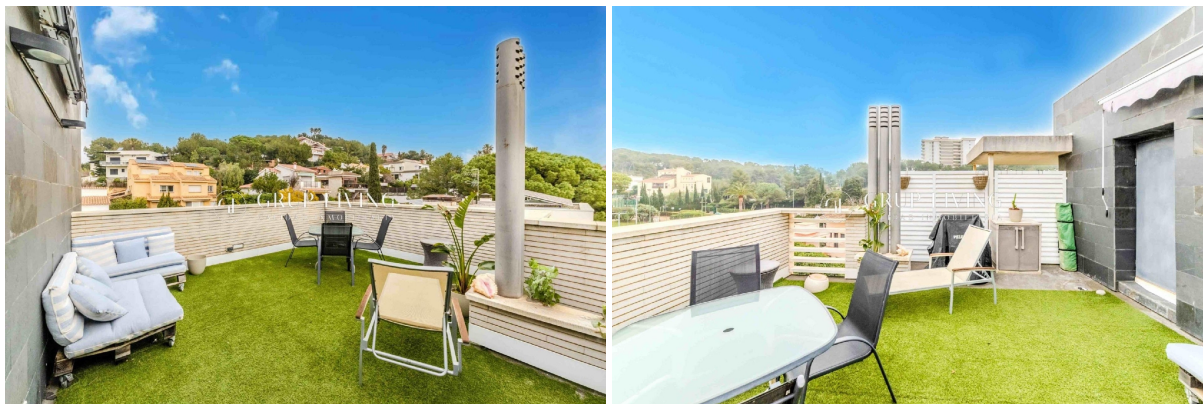


## house for sale Sitges, Garraf



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 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.

## property details

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**

## contact

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