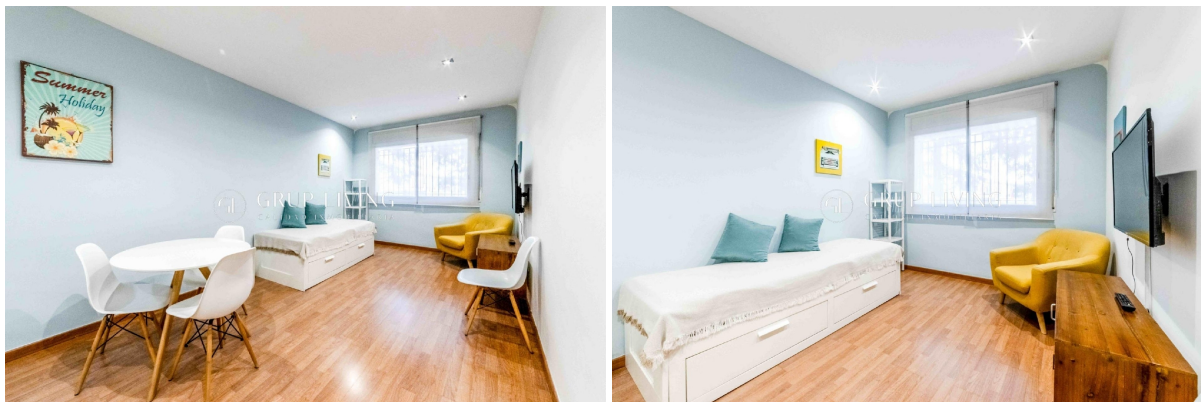


## house for sale Sitges, Garraf



This apartment in the heart of Sitges is an excellent opportunity both for year-round living and as a second home in a comfortable and central location.~~Located just a few minutes from the town center, the train station, and the beaches, it allows you to enjoy a peaceful setting while still having all services, shops, and leisure areas just a short walk away.~~The property is located in a semi-new building and is in perfect condition. Upon entering, we find a hallway that leads to a pleasant living-dining room with an open-plan kitchen, creating a comfortable and functional space for everyday living.~~The apartment features one double bedroom, a full bathroom, as well as a laundry area and a hallway that adds practicality to the home.~~A particularly noteworthy feature is that the property has a tourist license, which also makes it an attractive investment opportunity 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: €328,000 + €32,800 (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: QWVL2082D~AICAT registry number: 3366 ~API number: A10580~~

## property details

Spanishestate **6360890**  
id:  
reference:: **VSIT2576**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **1**  
property surface: **55 m2**  
surface plot: **- m2**  
price: **€ 315.000**

## contact

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