

## house for sale Sitges, Garraf



We present this fantastic semi-detached corner house located in the quiet and residential area of Quint Mar, one of the most highly valued areas of Sitges for its natural surroundings, family-friendly atmosphere, and excellent connection to the town center.~~Located right in front of the civic center and with a bus stop next door, the property offers comfortable and direct access to both the town center and the train station, making it an ideal option for families seeking tranquility without giving up the convenience of public transport. In the same Quint Mar area, there is also a school, greatly facilitating everyday family life.~~As a corner property, it is the only home in the complex that enjoys both an exterior and interior garden, providing an exceptional sense of independence and spaciousness. The community also features a communal swimming pool, a perfect added value to enjoy during the summer months without the maintenance of a private pool.~~Outside, we find a magnificent 78.5 m2 garden with a barbecue area, perfect for family gatherings and outdoor moments. Inside, the house also has a pleasant private garden of over 20 m2, ideal as a chill-out space or play area.~~The house is distributed over three floors plus a basement level (-1):~~On the main floor, there is a fully renovated and brand-new kitchen integrated with a spacious living-dining room with a fireplace, creating a warm and welcoming space. The entire house is equipped with a fully renewed ducted air conditioning and heating system. There is also a guest toilet on this floor.~~On the first floor is the sleeping area with three bedrooms: a magnificent suite with a walk-in wardrobe and private bathroom, and two single bedrooms that share a pleasant terrace overlooking the interior garden. There is also a bathroom with a bathtub for these two bedrooms on the same floor.~~On the top floor, the attic has been converted into two independent double bedrooms, each with its own private terrace, offering versatility for a large family, home office, or guest area.~~On level -1, there is a spacious area that can be used as parking or storage depending on needs.~~An ideal home for those who wish to live surrounded by calm, nature, and privacy, with all services nearby, a communal pool, and just minutes from the center of Sitges.~~Transparency Clause and Cost Breakdown (Law 10/2025)~SALE PRICE: €680,000 + €74,800 (Property Transfer Tax - ITP)~~In compliance with the information obligations established under Law 10/2025, of 28 December, on customer service and transparency, as well as applicable sector regulations, it is stated that the indicated price does not include the expenses and taxes inherent to the purchase, which are detailed below:~~Property Transfer Tax (ITP)~Notary fees~Land Registry fees~Administration fees (gestoría)~Seller's agency fees~~For detailed information regarding the operation, tax rates, and possible rebates of the ITP in Catalonia, you may consult the official website of the Catalan Tax Agency at: (please use the form to respond ) property is sold unfurnished.~The owner is not a large property holder.~Habitation

certificate reference: CHB (please use the form to respond ) ~Energy certificate registration: CY1SLP0HV~AICAT  
registration number: 3366~API number: A10580

## property details

Spanishestate **6360894**  
id:  
reference:: **VSIT2577**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **5**  
property surface: **187 m2**  
surface plot: **- m2**  
price: **€ 680.000**

## contact

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