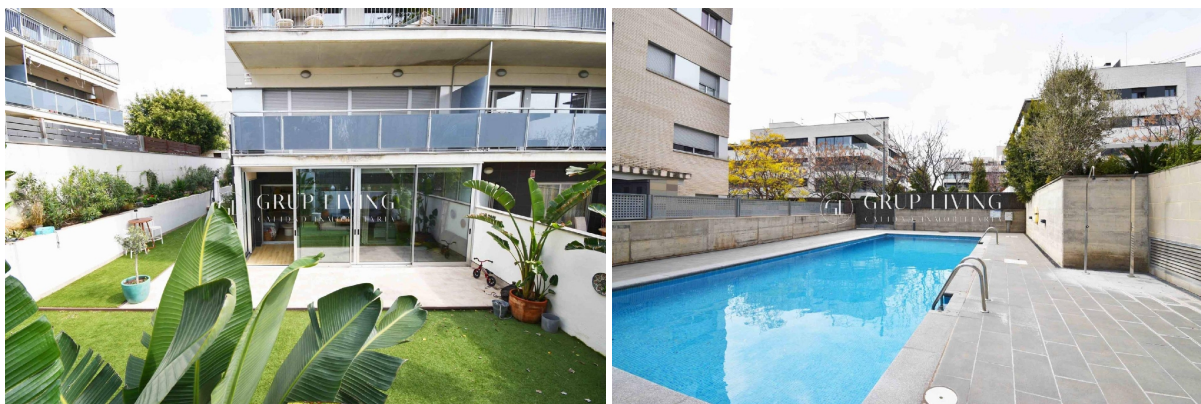


house for sale Sitges, Garraf



We are pleased to present one of those homes where everyday living is truly enjoyable. Located in the excellent area of La Plana, the property benefits from a fantastic location just minutes from the centre of Sitges, bus and train stations, the beaches and all local amenities. Everything can easily be reached on foot.~~The apartment offers almost 90 m2 of living space, distributed as follows: upon entering, we find a spacious entrance hall that leads to the different rooms. The fully equipped kitchen is generously sized and connects directly to the living room and the side garden, creating a very practical and comfortable living area.~~The living room is bright and spacious, with direct access to a covered terrace and the spectacular garden surrounding the property, offering more than 200 m2 of outdoor space to enjoy all year round.~~The sleeping area includes two double bedrooms and a full bathroom with a bathtub. In addition, there is a master bedroom with built-in wardrobes and a private bathroom, which also provides direct access to the garden.~~As this is a corner property, all rooms benefit from abundant natural light and lovely views of the garden that surrounds the home.~~As an added bonus, at the back of the garden there is a small 12 m2 garden house, ideal as a home office, children's playroom or practical storage space.~~The property is sold with 1 parking space in the same building.~~The communal area is very spacious and features a large swimming pool, which can be accessed directly from the property.~~Don't miss the opportunity to visit it — you'll love it!~~The property is sold unfurnished.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €795,000 + €84,450 (ITP)~~In compliance with the information obligations established in Law 10/2025 of December 28 on customer service and transparency, as well as current sector regulations, it is stated that the indicated price does not include the costs and taxes inherent to the acquisition, which are detailed below:~~• Property Transfer Tax (ITP): The applicable tax rate in the Autonomous Community of Catalonia will apply (Property value up to €600,000 = 10%; from €600,001 to €900,000 = 11%; from €900,000 to €1,500,000 = 12%; over €1,500,000 = 13%), without prejudice to reduced rates of 5% and 7% depending on the buyer's personal circumstances or the characteristics of the property. The tax is calculated based 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 November 17 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 November 17 approving the Notarial tariff.~~• Administrative 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 noted that, in certain cases, professional fees

may be payable by the buyer when purchase services (PSI – Property Personal Shopper) have been contracted. These are NOT linked to the purchase price.~~For detailed information on the operation, tax rates, and reductions of the ITP in Catalonia, please consult the official website of the Catalan Tax Agency:~ (please use the form to respond)

property details

Spanishstate **6360896**
id:
reference:: **VSIT2587**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **3**
property surface: **88 m2**
surface plot: **- m2**
price: **€ 795.000**

contact

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