

house for sale Sitges, Garraf



Ground-floor storage unit located in the lower area of Poble Sec.~~The property has a built area of 58.5 m2, completely open-plan with no interior layout, allowing it to be easily adapted to multiple uses depending on the buyer's needs.~~It has direct and independent access from both the street and the residential building, facilitating operations as well as potential commercial or logistical activity.~~As an added value, it includes a private rear outdoor patio, ideal as additional storage space, ventilation, or auxiliary area.~~Ideal as a warehouse or large-capacity storage unit.~~Located in a well-established area, with all services nearby and just a few minutes from the main access roads, this property represents an excellent opportunity for both personal use and investment.~~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €135,000 + €13,500 (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 details

contact

Spanishstate id: **6364675**
reference:: **12-VSITLOCAL235**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **not available**
property surface: **89 m2**
surface plot: **- m2**
price: **€ 135.000**

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