

house for sale Sitges, Garraf



Beautiful, bright and spacious house with pleasant, unobstructed views of the sea and Sitges, located in the quiet area of Els Plans d'Aiguadolç.~The house is distributed over 2 floors plus a basement and a rooftop terrace.~At street level, there is a small 22 m2 south-facing garden with sun all day.~On the main floor, there is a spacious and bright living-dining room with access to a 44 m2 terrace, which also connects to the kitchen. The terrace offers great privacy and serves as an extension of this floor. The kitchen is fully integrated into the space through a large island and has been recently renovated. There is also a guest toilet on this floor.~Going upstairs, we reach the first floor where the bedrooms are located: a double en-suite bedroom with a full bathroom with bathtub and built-in wardrobes, another double bedroom with built-in wardrobes, and two additional good-sized bedrooms. On this floor, there is also a renovated bathroom with a shower. All bedrooms are exterior and benefit from natural light.~From the upper level, we access a large 51 m2 rooftop terrace with sun all day and magnificent views of the sea and Sitges.~The basement level includes a spacious parking area for three cars. The community features a swimming pool, tennis courts, and a gym.~Quiet area with all services nearby, just 5 minutes from the beach and the town center.~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €840,000 + €92,400 (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: 087FQC4FJ~AICAT registry number: 3366 ~API number: A10580~~

property details

Spanishstate **6364677**
id:
reference:: **VSIT2554**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **4**
property surface: **211 m2**
surface plot: **- m2**
price: **€ 840.000**

contact

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