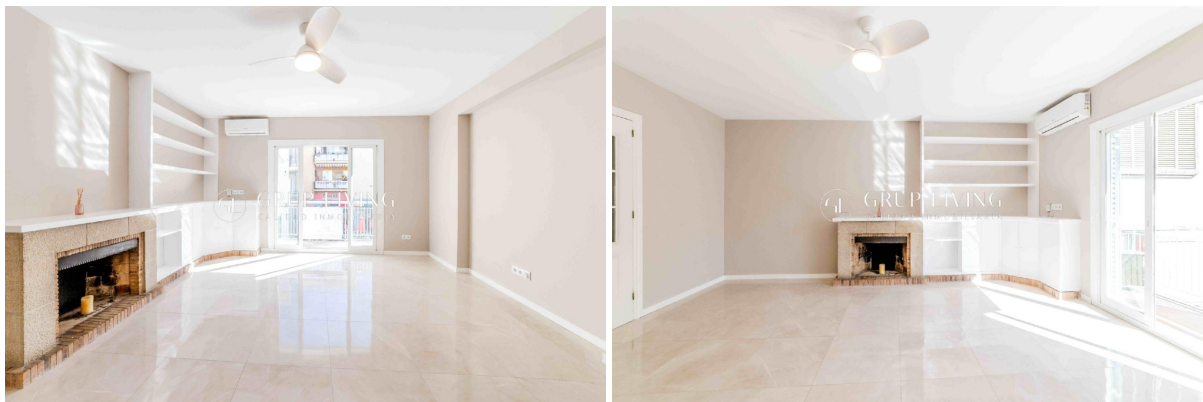


house for sale Sitges, Garraf



We present a unique property in one of the most sought-after areas of Sitges.~A distinctive duplex with two independent entrances, allowing it to be used as a single home or as two fully separate apartments, with a tourist license.~~The property stands out for its brightness, spaciousness, and versatility, and is distributed as follows:~~4 bedrooms (one of them en-suite) ~3 full bathrooms~2 independent kitchens~2 exterior balconies and a pleasant interior patio~~Its location is simply unbeatable: just 1 minute from the beach, in the heart of the town, surrounded by all services, restaurants, and shops, and only a few minutes from the train station.~~In addition, it has a tourist license, making it an ideal option both for living and for investing with high profitability.~A property with many possibilities in a privileged environment.~~~Transparency Clause and Breakdown of Costs (Law 10/2025)~SALE PRICE: €735,000 + €80,850 (ITP)~~In compliance with the information obligations set out 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 be applied (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 higher of the cadastral reference value or the sale price.~Notary Fees: Calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989 of November 17.~Land Registry Fees: Registration in the Land Registry will be billed according to the official tariff established in Annex I of Royal Decree 1427/1989 of November 17.~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: Please note that professional fees may apply to the buyer in cases where property search services (PSI – Personal Shopper Inmobiliario) have been contracted. NOT INCLUDED IN THE PURCHASE PRICE.~For detailed information on ITP in Catalonia, please consult:~ (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: ZPVC1K7H4~AICAT registry number: 3366 ~API number: A10580~

property details

contact

Spanishstate **6367282**
id:
reference:: **VSIT2602**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **4**
property surface: **94 m2**
surface plot: **- m2**
price: **€ 735.000**

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