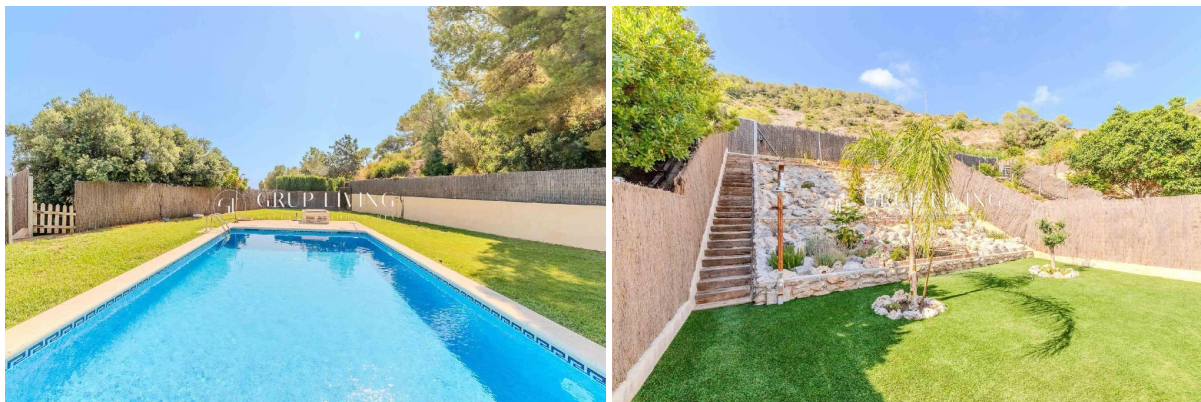


## house for sale Sitges, Garraf



GRUP LIVING is pleased to present, in the prestigious town of Sitges, this exceptional with three orientations with a modern design, bathed in Mediterranean sunlight and surrounded by the spectacular views of the Garraf Natural Park.~~A unique property that combines spaciousness, contemporary style, and an unbeatable location for those seeking a privileged lifestyle.~~From the very first moment, the home conveys a sense of spaciousness and brightness thanks to its well-thought-out layout and large windows. It features four spacious rooms with high ceilings: two en-suite and two doubles, all designed for maximum comfort. The master bedroom, a true haven of tranquility, includes a private bathroom, an elegant walk-in closet, and access to a private terrace with views.~The open-concept kitchen, equipped with high-end appliances, stands out for its functional and modern design, making it the ideal space to enjoy a passion for gastronomy. The spacious and cozy living-dining room opens onto a large terrace with exquisite design, perfect for relaxing or sharing unforgettable moments outdoors with family and friends.~~The home is equipped with air conditioning and heating in all rooms, ensuring optimal temperature throughout the year. Every corner reflects meticulous attention to detail, with high-quality finishes and a style that combines elegance and comfort.~~As a perfect complement, the property offers access to a communal pool surrounded by gardens and has a large private garage with space for several vehicles, providing convenience and security for both residents and visitors.~~In summary, this residence represents the essence of contemporary luxury in a privileged natural environment, offering a unique opportunity to enjoy an exceptional life by the Mediterranean Sea.~~Transparency Clause and Cost Breakdown (Law 10/2025)~SALE PRICE: €875,000 + €96,250 (ITP)~~In compliance with the information obligations provided for 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 purchase, which are broken down as follows:~~Property Transfer Tax (ITP): The rate applicable in the Autonomous Community of Catalonia will apply (Property Value up to €600,000 = 10%, €600,001 to €900,000 = 11%, €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable according to the buyer's personal circumstances. The tax is calculated on the Reference Value or the sale price, whichever is higher.~Notary Fees: Notarial fees are calculated according to the official scale regulated in Annex I of Royal Decree 1426/1989 of November 17, which approves the Notarial Fee Schedule.~Registry Fees: Registration in the Property Registry will be invoiced according to the official scale established in Annex I of Royal Decree 1427/1989 of November 17, which approves the Notarial Fee Schedule.~Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registry registration amount to

approximately €350 plus VAT.~Seller Agency Fees: included in the sale price.~~For comprehensive information on the operation, tax rates, and deductions of the ITP in Catalonia, please consult the official portal of the Catalan Tax Agency: (please use the form to respond ) property is sold unfurnished.~The property is not owned by a large holder.~Certificate of occupancy reference: CHB (please use the form to respond ) ~Energy certificate registration: 37S7W8HKH~AICAT registration number: 3366~API number: A10580

## property details

Spanishestate **6371671**  
id:  
reference:: **VSIT2264**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **4**  
property surface: **270 m2**  
surface plot: **420 m2**  
price: **€ 875.000**

## contact

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