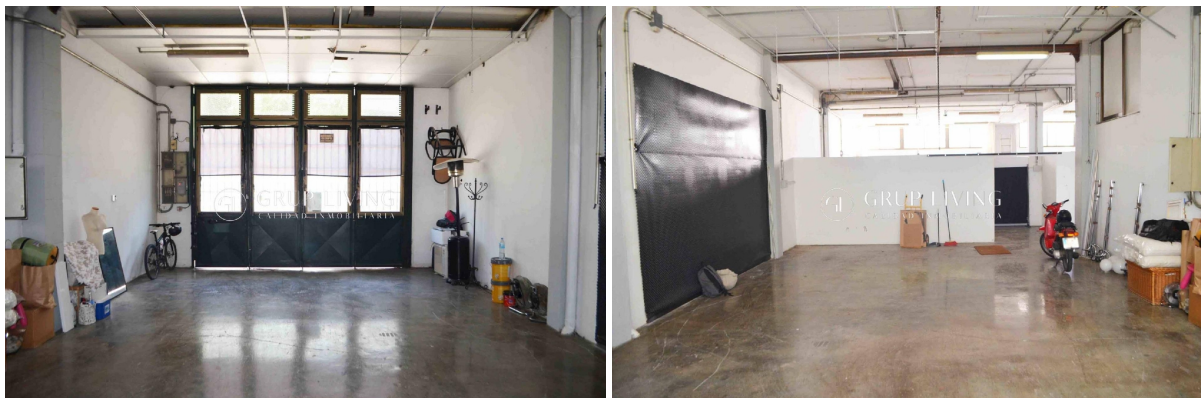


## house for sale Sitges, Garraf



We present this versatile property, located in the upper part of Sitges, in a quiet area with easy parking, a great advantage for any type of activity.~~It is a spacious and versatile space, ideal for developing a wide variety of projects such as an industrial workshop, creative studio, photo/video studio, textile workshop, largeformat offices, or sports center, among many other options.~~The property stands out for its high ceilings, which provide spaciousness and allow full use of vertical space, as well as its natural light, creating a pleasant and functional environment for everyday use.~~It also features a mezzanine, perfect as an office area, workspace, or even an independent apartmentstyle space, depending on the project's needs.~~A unique property in terms of size and characteristics, designed for those looking for an adaptable space to bring their activity or investment to life.~~Transparency Clause and Expense Breakdown (Law 10/2025)~SALE PRICE: €260,000 + €26,000 (ITP)~~In compliance with the information obligations set out in Law 10/2025 of December 28, on customer service and transparency, as well as applicable sector regulations, it is stated that the indicated price does not include the expenses and taxes inherent to the purchase, 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 €900,000 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. The tax is calculated on the Reference Value or the sale price, whichever is higher.~Notary fees: Fees are calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17.~Land Registry fees: Registration in the Property Registry is charged according to the official tariff established in Annex I of Royal Decree 1427/1989, of November 17.~Administrative management fees: Approximately €350 plus VAT for processing, tax settlement, and registration procedures.~Seller's agency fees: included in the sale price.~~For detailed information on the functioning, tax rates, and deductions of the ITP in Catalonia, you can consult the official website of the Catalan Tax Agency: ([please use the form to respond ]) property is sold unfurnished.~The owner is not a large property holder.~AICAT registration number: 3366~API number: A10580

### property details

Spanishestate id: **6376793**  
reference:: **VSITLOCAL276**

### contact

real estate agent: **Grup Living Sitges**  
name: **Jaume Domingo**

close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **not available**  
property surface: **204 m2**  
surface plot: **- m2**  
price: **€ 260.000**

spreekt: **English, French, Spanish**  
telefoon: **+34931185777**