

house for sale Sitges, Garraf



We present this exclusive loft in Santa Bárbara, one of the most privileged residential areas in Sitges, known for its tranquility, privacy, and spectacular sea views.~The area stands out for its excellent location, well connected to the town center and the beach, with easy access by car and public transport.~The property is located in a wellmaintained building offering concierge service, a communal swimming pool, and spacious gardens, all in a pleasant and wellkept environment.~The apartment is distributed from an entrance hall, leading to the bathroom and a large openplan space that integrates the livingdining area, bedroom, and an open kitchen, creating a modern, functional, and bright atmosphere.~From this space, there is access to a pleasant terrace of approximately 10 m2, offering stunning open views of the sea and Sitges. A perfect place to relax and enjoy the surroundings at any time of the day.~The property also includes a small storage room within the community.~An ideal opportunity as a second home, investment, or piedàterre in one of the most exclusive areas of Sitges.~Transparency Clause and Breakdown of Costs (Law 10/2025)~SALE PRICE: €325,000 + €32,500 (ITP)~In compliance with 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, detailed below:~Property Transfer Tax (ITP): The applicable tax rate in Catalonia will apply (up to €600,000 = 10%, €600,001–€900,000 = 11%, €900,000–€1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to reduced rates of 5% and 7% depending on the buyer's circumstances. The tax is calculated on the Reference Value or the sale price, whichever is higher.~Notary fees: According to official tariff (Royal Decree 1426/1989).~Land Registry fees: According to official tariff (Royal Decree 1427 /1989).~Administrative management fees: Approximately €350 + VAT.~Seller's agency fees: Included in the price.~The property is sold unfurnished.~The owner is not a large property holder.~AICAT registration number: 3366~API number: A10580

property details

Spanishestate **6376795**
id:
reference:: **12-VSIT2616**
close to/ located: **Sitges**

contact

real estate agent: **Grup Living Sitges**
name: **Jaume Domingo**
spreekt: **English, French, Spanish**
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|-------------------|------------------|
| region: | Garraf |
| property type: | house |
| rooms: | 1 |
| property surface: | 46 m2 |
| surface plot: | - m2 |
| price: | € 325.000 |