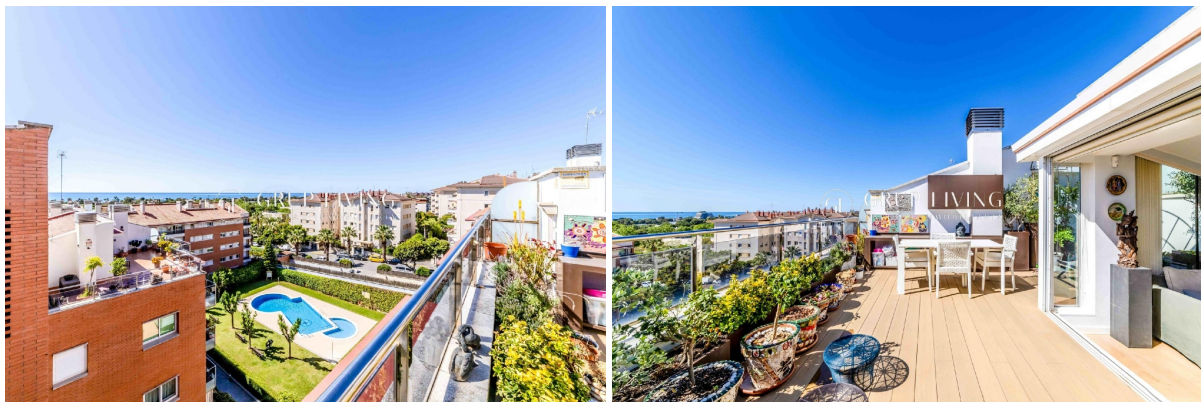


## house for sale Sitges, Garraf



Today we present a fabulous penthouse in Can Pei, a unique property that stands out for its distinctive personality, refined contemporary aesthetics, and a layout designed to enjoy every corner of the home.~~The main floor, with more than 150 sqm, welcomes us with a spacious entrance hall featuring high ceilings that immediately define the character of the property. On this level, there are three double bedrooms, all bright and comfortable. The first bedroom, south-facing, enjoys lovely views of the Ermita del Vinyet. This sleeping area is completed by two full bathrooms with showers.~~The kitchen, finished to the highest standards, is one of the home's main highlights. Featuring an impressive 3 x 1.20 metre island, it includes premium appliances and fittings such as an induction wok, Japanese teppanyaki grill, and Quooker tap, turning cooking into a truly enjoyable experience. From the kitchen, there is access to a fabulous south-facing terrace, perfect for everyday outdoor living.~~The true centrepiece of the property is the living room, where an iconic fireplace designed by Miquel Milà, winner of the 1977 FAD Award, takes pride of place. A warm, elegant and character-filled space.~~From the living room, we access the upper floor, a versatile area that can be used as an additional bedroom, office, reading area or studio. From here, you step out onto a spectacular second terrace of generous dimensions, ideal for enjoying all year round.~~The property is fully equipped with hot and cold air conditioning splits, ceiling fans, automatic awnings, mosquito screens and everything needed to move in comfortably.~~In addition, the property includes a large parking space in the same building, with the option to acquire a second space within the community.~~The communal gardens and swimming pool complete this magnificent property, ideal for those seeking design, spaciousness and quality of life in one of the best areas of Sitges.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €1,050,000 + €126,000 (Property Transfer Tax – ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as the applicable sector regulations, it is hereby stated that the indicated price does not include the costs and taxes inherent to the acquisition, which are detailed below:~• Property Transfer Tax (ITP) ~• Notary Fees~• Land Registry Fees~• Administrative Management Fees (Gestoría)~• Seller's Agency Fees: Included in the sale price. ~For comprehensive information on the operation, tax rates, and reductions of the Property Transfer Tax (ITP) in Catalonia, you may 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: QHD4YRSX2~AICAT registry number: 3366 ~API number: A10580~

## property details

Spanishstate **6381564**  
id:  
reference:: **VSIT2460**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **4**  
property surface: **171 m2**  
surface plot: **- m2**  
price: **€ 1.050.000**

## contact

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