

house for sale Sitges, Garraf



Flat with great potential in Sitges, just a 4-minute walk from the town centre and the sea.~~Located in a quiet building with only 5 neighbours, this bright second-floor apartment without lift offers spaciousness, comfort, and multiple redistribution possibilities.~~The property has 92 m2 built. Originally it had 3 bedrooms and currently is distributed into 2 large double bedrooms, with the possibility of easily recovering the third bedroom depending on the buyer's needs.~~It features a spacious living-dining room of over 25 m2, very bright and with direct access to a pleasant south-facing terrace of approximately 12 m2, ideal for enjoying the sun all day thanks to its excellent orientation.~~The independent, fully equipped kitchen also offers the possibility of opening it up to the living room to create a modern open-plan kitchen space.~~The night area consists of two exterior double bedrooms, both with access to a second north-facing terrace, providing cross ventilation and natural freshness. One of the bedrooms has a built-in wardrobe. The property is completed with a full bathroom equipped with a shower.~~Features include Climalit aluminium windows, tiled floors, built-in wardrobes, extra storage space, and a practical laundry room located on the balcony.~~An excellent opportunity to live or invest in one of the most sought-after areas of Sitges, close to all services, the historic centre, and the beach.~~Transparency Clause and Expense Breakdown (Law 10/2025)~~SALES PRICE: €295,000 + €29,500 (ITP)~~In compliance with Law 10/2025 on customer service and transparency, as well as current sector regulations, the price does not include taxes and purchase expenses, detailed as follows:~~Property Transfer Tax (ITP): Applicable rate in Catalonia (up to €600,000 = 10%, €600,001–€900,000 = 11%, €900,001–€1,500,000 = 12%, over €1,500,000 = 13%), with reduced rates of 5% or 7% depending on buyer conditions. Applied on the higher of reference value or sale price.~Notary fees: According to official tariffs under Royal Decree 1426/1989.~Land Registry fees: According to official tariffs under Royal Decree 1427/1989.~Administration fees: Approximately €350 + VAT for processing taxes and registration.~Agency fees (seller): included in the sale price.~~For more information about ITP in Catalonia: (please use the form to respond) sold unfurnished.~Owner is not a large landlord.~Habitation certificate: CHB (please use the form to respond) ~Energy certificate: S4HDNL89K~AICAT: 3366~API: A10580

property details

Spanishestate

6381566

contact

real estate agent:

Grup Living Sitges

id:
reference:: **VSIT2584**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **2**
property surface: **79 m2**
surface plot: **- m2**
price: **€ 295.000**

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