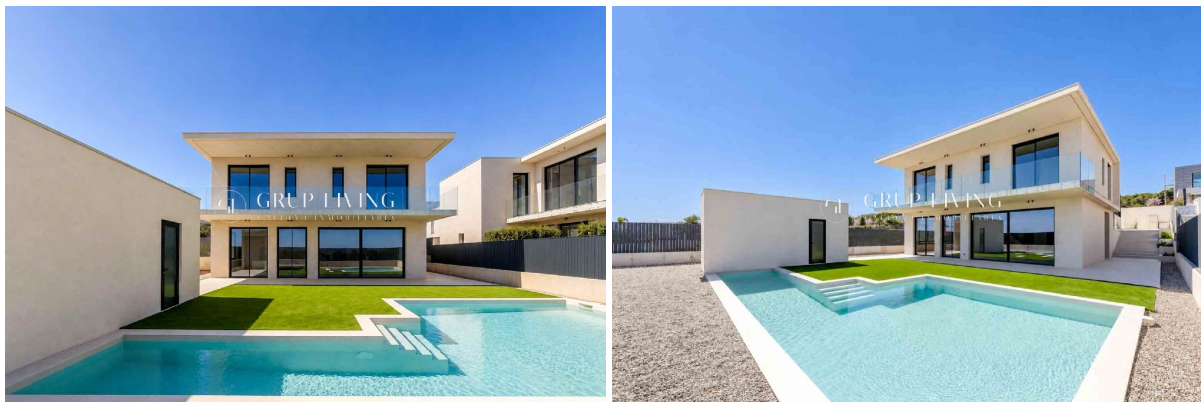


house for sale Sitges, Garraf



We present this exclusive newly built house in La Plana, a contemporary design property where architecture, spaciousness, and natural light combine to create an elegant and functional home in one of the most sought-after areas of Sitges.~~The property stands out for its avantgarde design, with open spaces, large volumes, and a carefully designed connection between indoor and outdoor areas, offering a constant feeling of spaciousness and wellbeing.~~Upon entering the property, we find a spectacular living area composed of a large livingdining room with a fully equipped open kitchen, prepared to include an Americanstyle fridge and designed to integrate perfectly into the space. This entire floor connects directly to the garden through large openings, creating a natural continuity between interior and exterior.~~The garden offers a large lawn area, a saltwater swimming pool, and different spaces prepared so that the future owner can personalize the landscaping and create a fully customized outdoor environment. On this floor we also find a guest toilet and wardrobe/storage area.~~On a lower level, going down a few steps, the property has a large multipurpose room, ideal as a gym, home cinema, games room, or office, as well as a toilet and a practical independent laundry area.~~The sleeping area is distributed over two floors. On the first one we find two double bedrooms, a full bathroom, and access to the garden. On the upper floor there are two additional double bedrooms, another full bathroom, and a spectacular master suite with private bathroom, access to a terrace, and pleasant sea views. The exterior also has an independent bathroom to serve the pool and garden area.~~A unique property for those seeking design, comfort, spacious spaces, and a privileged location in one of the areas with the highest growth potential in Sitges.~~Transparency clause and cost breakdown (Law 10/2025)~SALE PRICE: €2,600,000 + €338,000 (ITP)~In compliance with the information obligations provided for in Law 10/2025, of 28 December, on customer service and transparency, as well as in current sector regulations, it is stated that the indicated price does not include the expenses and taxes inherent to the acquisition, which are broken down below:~• Property Transfer Tax (ITP): the current tax rate in the Autonomous Community of Catalonia will apply (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: notarial fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of 17 November, approving the Notarial Tariff.~• Registry fees: registration in the Property Registry will be invoiced according to the official tariff established in Annex I of Royal Decree 1427/1989, of 17 November.~• Management fees (Gestoría): fees for administrative processing, tax settlement, and registry registration

amount to approximately €350 plus VAT.~• Real estate agency fees (seller side): included in the sale price.~For comprehensive information on the functioning, tax rates, and reductions of the ITP in Catalonia, you can consult the official website of the Catalan Tax Agency at:~ ([[please use the form to respond]]) property is sold unfurnished.~The owner is not a large landlord.~Habitation certificate: newly built, in process~Energy certificate: newly built, in process~AICAT registration number: 3366~API number: A10580

property details

Spanishestate **6381567**
id:
reference:: **VSIT2619**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **6**
property surface: **305 m2**
surface plot: **601 m2**
price: **€ 2.600.000**

contact

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