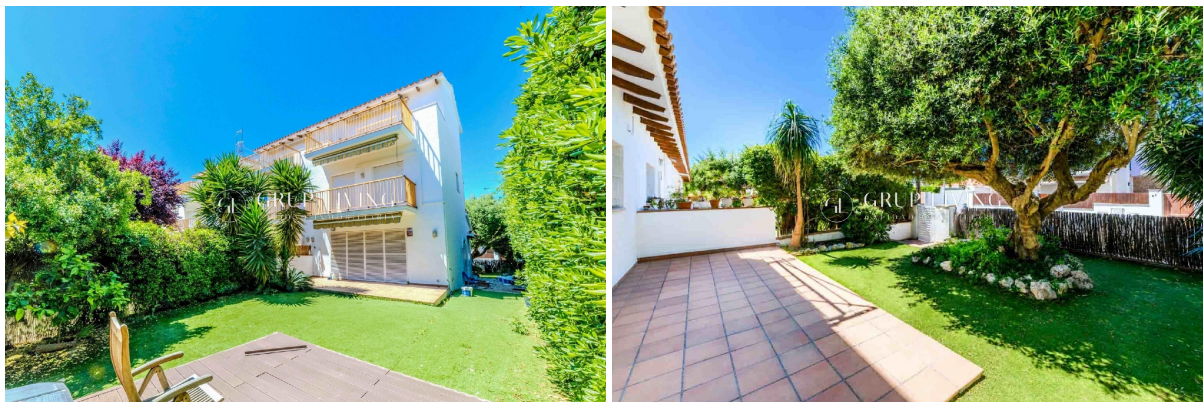


## house for sale Sitges, Garraf



Located in one of the most prestigious and sought-after areas of Sitges, this magnificent semidetached property combines privacy, spaciousness, and an unbeatable second-line seafront location, just a few meters from the beach and the town center. ~The property, distributed over three floors, offers 243 m<sup>2</sup> built on a pleasant plot with both front and rear private gardens, ideal for enjoying the Mediterranean lifestyle all year round. ~On the main floor, we find a spacious and bright living-dining room with direct access to the garden and barbecue area, creating the perfect space for gatherings and outdoor moments. The independent kitchen, comfortable and functional, also includes a laundry area with exterior access. A guest toilet completes this floor. ~The first floor houses two large double bedrooms with built-in wardrobes and access to a sunny terrace with open views. A full bathroom with double sink serves this area. ~The upper floor is dedicated to the master suite, an intimate and bright space with built-in wardrobes, an ensuite bathroom with bathtub, double sink, and hydromassage column. From here, there is access to a fantastic private terrace with beautiful sea views. ~The property stands out for its quality finishes, marble flooring, gas radiator heating, and several south-facing terraces that provide natural light throughout the day. ~The property also includes a large box-style garage with capacity for several vehicles. ~El Vinyet is one of the most exclusive residential areas in Sitges, renowned for its tranquility, elegance, and proximity to Passeig Marítim and Avenida Sofia. A privileged environment where you can enjoy the sea, privacy, and all amenities within walking distance. ~An ideal property both as a primary residence and as a second home by the Mediterranean. ~Transparency Clause and Breakdown of Costs (Law 10/2025) ~SALE PRICE: €1,250,000 + €150,000 (Property Transfer Tax ITP) ~In compliance with the information obligations established in Law 10/2025 of December 28 on customer service and transparency, as well as current sector regulations, it is hereby stated that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below: ~Property Transfer Tax (ITP): The applicable 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 €900,001 to €1,500,000 = 12%; over €1,500,000 = 13%), without prejudice to reduced rates of 5% and 7% applicable according to the buyer's personal circumstances. The tax is calculated based 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 November 17, approving the Notarial tariff. ~Land Registry Fees: Registration in the Land Registry will be billed according to the official tariff established in Annex I of Royal Decree 1427/1989 of November 17, approving the Notarial tariff. ~Administrative Processing Fees (Gestoría): Fees for administrative processing, tax settlement, and registry inscription

amount to approximately €350 plus VAT.~Seller's Agency Fees: Included in the sale price.~~For detailed information regarding the operation, tax rates, and reductions applicable to ITP in Catalonia, please consult the official website of the Catalan Tax Agency: Catalan Tax Agency~~The property is sold unfurnished.~~The owner is not a large property holder.~~Habitation certificate reference: CHB ([[please use the form to respond ]]) ~Energy certificate registration: VHHTQ3MJK~AICAT registration number: 3366~API number: A10580

## property details

Spanishestate **6381568**  
id:  
reference:: **VSIT2622**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **3**  
property surface: **243 m2**  
surface plot: **- m2**  
price: **€ 1.250.000**

## contact

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