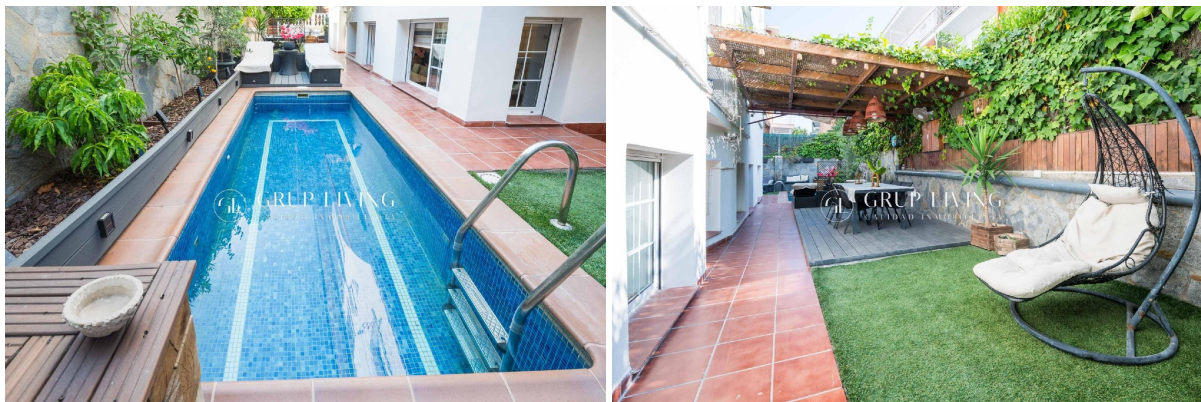


## house for sale Sitges, Garraf



Today we present a unique property in the heart of Vinyet. In one of the most exclusive areas of Sitges, we present this exceptional home that combines the comfort of an apartment with the feeling of living in a house.~~This bright ground-floor property offers comfort, spaciousness and style in a peaceful residential setting. What truly makes it special is its spectacular private outdoor space of more than 150 m2, where you can enjoy the Mediterranean climate all year round: dining area, barbecue, private pool and parking space.~~Inside, the home stands out for its abundant natural light, thanks to its large windows, offering a feeling far removed from the typical ground-floor apartment.~~It features four double bedrooms, ideal for families or for those seeking additional space for guests, a home office or a multipurpose room. There are two full bathrooms with showers, modern and functional.~~The spacious kitchen is integrated into the living-dining area, creating an open and welcoming daytime space, perfect for everyday living and entertaining guests.~~It also stands out for its excellent storage capacity, an added value that is difficult to find in similar homes.~~A unique property for its size, layout and privileged location, just a few meters from the sea and the centre of Sitges.~~A property that combines comfort, privacy and Mediterranean lifestyle in one of the most exclusive areas of Sitges.~~Ideal as a primary residence, second home or investment.~~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €720.000 + €79.200 (ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as applicable 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 will be that in force in the Autonomous Community of Catalonia (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 depending on the buyer's personal circumstances or the characteristics of the property). The tax is levied on the cadastral reference value or the sale price, whichever is higher. ~• Notary Fees: Notary fees will be calculated in accordance with the official tariff regulated in Annex I of Royal Decree 1426/1989 of 17 November approving the Notarial tariff. ~• Land Registry Fees: Registration in the Land Registry will be charged according to the official tariff established in Annex I of Royal Decree 1427/1989 of 17 November approving the Notarial tariff. ~• Administrative Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to approximately €350 plus VAT. ~• Seller's Agency Fees: Included in the sale price. ~• Buyer's Agency Fees: It is hereby informed that, in certain cases, professional fees may be payable by the buyer when property search services (PSI – Property

Personal Shopper) have been contracted. NOT LINKED TO THE PURCHASE PRICE. ~For detailed information on the operation, tax rates, and allowances of ITP in Catalonia, please 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: 9LQTCT6B2~AICAT registry number: 3366 ~API number: A10580~~

## property details

Spanishestate **6385249**  
id:  
reference:: **VSIT489**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **4**  
property surface: **120 m2**  
surface plot: **150 m2**  
price: **€ 720.000**

## contact

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