

## house for sale Sitges, Garraf



We present this apartment located in the heart of Sitges, spacious and bright.~The property is distributed into a livingdining room with a fireplace and direct access to a balcony where you can relax and enjoy the climate.~Independent kitchen, one double bedroom and one single bedroom with access to a balcony that also includes a laundry area, plus another single bedroom. A full bathroom with a bathtub completes all your needs.~With builtin wardrobes and gas heating, this home is practical and cozy all year round.~Please note that the building does not have an elevator.~Located on a main pedestrian street, it is in the center of the action, surrounded by all the services you may need. In addition, it is just a few minutes from the train station and the beaches, making it a unique opportunity in Sitges.~Transparency Clause and Breakdown of Costs (Law 10/2025)~SALE PRICE: €395,000 + €39,500 (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 the current sector regulations, it is hereby stated that the indicated price does not include the costs and taxes inherent to the acquisition, detailed below:~Property Transfer Tax (ITP): The tax rate in force 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 the 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 November 17 approving the Notarial tariff.~Land Registry Fees: Registration in the Property Registry will be charged according to the official tariff established in Annex I of Royal Decree 1427/1989 of November 17 approving the Notarial tariff.~Administrative Management Fees: 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 comprehensive information regarding the operation, tax rates, and reductions of the ITP in Catalonia, you may consult the official website of the Catalan Tax Agency:~Catalan Tax Agency – ITP Rates~The property is sold unfurnished.~The property owner is considered a large holder.~Habitability Certificate Reference: CHB ([[please use the form to respond]]) ~AICAT Registration Number: 3366~API Number: A10580

**property details**

**contact**

Spanishstate **6385251**  
id:  
reference:: **VSIT2630**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **3**  
property surface: **94 m2**  
surface plot: **- m2**  
price: **€ 395.000**

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