

house for sale Sitges, Garraf



~This exceptionally located penthouse in the heart of Sitges offers a luminous 15m2 terrace that captures the essence of Mediterranean life.~Distributed in a livingdining area with direct access to the sunny terrace, which invites you to relax and enjoy the climate.~Independent and functional kitchen.~Two double bedrooms with access to a private balcony provide a tranquil retreat and also house a laundry area.~A full bathroom with a shower and an additional guest toilet cover all your needs.~With built-in closets and gas heating, this home is practical and cozy year-round.~Please note that the building does not have an elevator.~Located on a main pedestrian street, this penthouse is in the center of the action, surrounded by all the services you may need. Moreover, it is just minutes away 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: €420,000 + €42,000 (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 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 **6385252**
id:
reference:: **VSIT2631**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **3**
property surface: **81 m2**
surface plot: **- m2**
price: **€ 420.000**

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