

## house for sale Sitges, Garraf



This fantastic premises is offered in the quiet and well-connected area of La Plana, within a community that has a garden area, swimming pool and parking space included.~~The space is ideal for professional activities such as workshops, workdays, offices, or administrative use.~~The premises are arranged as follows:~~Spacious main room, very bright, with large windows on both sides providing abundant natural light.~Adjacent large room with access to a small kitchen.~Second space already set up as an office, ready for immediate use.~Private outdoor terrace, offering a pleasant and luminous additional area.~Full bathroom with shower.~~A versatile, functional space with plenty of natural light, located in a pleasant environment that adds value thanks to its communal areas.~~For more information or to schedule a visit, do not hesitate to contact us.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €500,000 + €50,000 (Property Transfer Tax – ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as the applicable sector regulations, it is hereby stated that the indicated price does not include the costs 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 €900,000 to €1,500,000 = 12%; more than €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 purchase price, whichever is higher. ~• Notary Fees: Notarial 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. ~For comprehensive information on the operation, tax rates, and reductions of the Property Transfer Tax (ITP) in Catalonia, you may consult the official website of the Catalan Tax Agency at the following link: (please use the form to respond ) property is not owned by a large holder.~Certificate of occupancy reference: Exempt~Energy certificate registration: 0YZ486V6J~AICAT registration number: 3366~API number: A10580

**property details**

**contact**

Spanishstate id: **6385259**  
reference:: **VSITLOCAL279**  
close to/ located: **Sitges**  
region: **Garraf**  
property type: **house**  
rooms: **not available**  
property surface: **115 m2**  
surface plot: **- m2**  
price: **€ 500.000**

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