

house for sale Sitges, Garraf



This is one of those apartments where you can enjoy everyday life. Located in the unbeatable area of La Plana, it has an exceptional location in relation to the center of Sitges, bus and train stations, beaches, and public services. You can easily walk to any of these places.~~The apartment has 100 square meters, distributed as follows: Upon entering, you'll find a spacious entrance hall with a convenient builtin closet. There's a large fully equipped kitchen that connects directly to the terrace and garden. The living room is very spacious, allowing for two distinct areas, and it has a large window that connects to the main terrace and the garden area, totaling 60 square meters of exterior corner space. It faces south, providing plenty of light throughout the year and overlooks the Parc de Can Robert, ensuring privacy and visibility. ~It's an ideal area for celebrations, relaxation, and playing with children.~~The sleeping area consists of two single bedrooms with builtin closets and a complete bathroom with a bathtub. There's also a suite with builtin closets, a private bathroom, and access to a private terrace of 25 square meters.~The apartment is a corner unit, so all its rooms, including a bathroom, have windows for natural light and ventilation. It's equipped with the latest energy features and has an energy rating of A.~~The apartment is sold with two parking spaces in the same building and a 9 square meter storage room.~~The communal area is very spacious and features a large swimming pool, garden areas, a small football field, ramps for vehicle access, and concierge service.~~Do you think you could ask for more?~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €925,000 + €111,000 (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 sold unfurnished~The owner is not considered a large property holder.~Habitability certificate reference : CHB ([[please use the form to respond]]) ~Energy certificate registry: LJL2H9L36~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishestate **6387741**
id:
reference:: **VSIT2013**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **3**
property surface: **112 m2**
surface plot: **- m2**
price: **€ 925.000**

contact

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