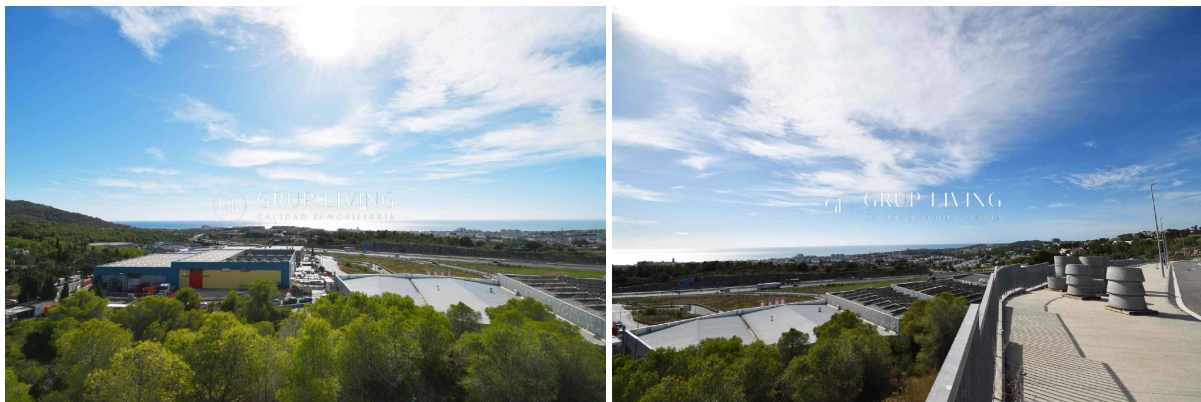


house for sale Sitges, Garraf



Are you looking for an industrial warehouse under construction in a strategic location?~Discover this excellent opportunity in the Mas Alba industrial park, ideal for companies seeking a modern, functional space with high visibility.~This industrial warehouse offers a total area of 300 m2, distributed as follows:~Ground floor of 200 m2, openplan, perfect for production, storage, or operational area.~First floor of 100 m2 plus 100 m2 of private outdoor terrace with views of the Mediterranean Sea, ideal for offices, showrooms, rest areas, or multifunctional spaces.~Key Features:~Reinforced concrete structure for maximum strength and security.~Contemporary design with industrial finishes: polished concrete floors, exposed prefabricated concrete walls, and beams.~Large Climalit glass windows with aluminum frames, providing abundant natural light.~White lacquered sandwich roof with excellent thermal and acoustic insulation.~Thermolacquered metal cladding on the facade, offering durability and a modern aesthetic.~Fully equipped restroom, with customizable placement based on business needs.~This warehouse is designed to accommodate all types of business activities, offering the perfect combination of space, comfort, and energy efficiency.~Prime Location:~Located in the Mas Alba industrial park, a growing industrial area with easy access to the C32 and main roads.~Don't miss this unique opportunity.~Contact us today for more information or to schedule an onsite visit.~Boost your business from a highlevel industrial warehouse in Mas Alba!~The property is sold unfurnished~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €400,000 + €40,000 (VAT) + €6,000 (AJD)~In compliance with the information obligations established in Law 10/2025, of December 28, on customer service and transparency, as well as the applicable sector regulations, it is stated that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below:~• 10% VAT ~• 1.5% Stamp Duty (AJD) ~• Notary fees ~The property is sold unfurnished.~The owner is not a large property holder.~Certificate of occupancy reference: Exempt~Energy certificate registration: property under construction.~AICAT registration number: 3366~API number: A10580~

property details

Spanishestate id: **6387742**
reference:: **VSITLOCAL237**
close to/ located: **Sitges**

contact

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

region: **Garraf**
property type: **house**
rooms: **not available**
property surface: **320 m2**
surface plot: **- m2**
price: **€ 400.000**

telefoon: **+34931185777**