

house for sale Vilanova I La Geltrú, Garraf



For sale, an 82 m2 duplex located in the center of Vilanova i la Geltrú, situated in a building over 100 years old, fully renovated while maintaining only the original structure. This property perfectly combines historic character with modern comforts, offering a cozy and functional space.~~On the main floor, we find a spacious 31 m2 living-dining room with high ceilings, giving a great sense of space and light. The kitchen opens onto a practical laundry area and is complemented by a toilet on this floor. The modern details and careful design of the spaces make this home comfortable and welcoming.~~The upper floor features a hallway equipped with a built-in 6-door wardrobe, ideal for storage. From here, there is access to an 18 m2 master bedroom and another double bedroom, both filled with natural light. There's also a full bathroom with a bathtub, perfect for relaxing. Additionally, this floor has two charming small balconies that add a touch of freshness and charm.~~The property is equipped with a hot and cold air conditioning unit to ensure comfort throughout the seasons. The wood-look aluminum windows respect the building's original aesthetic, blending classic style with modern functionality, and there is a communal rooftop terrace.~~Located in the heart of Vilanova i la Geltrú, just steps away from all services: shops, transport, restaurants, and only minutes from the beach, this home is a unique opportunity for those looking for a residence with history in a prime location.~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €335,000 + €33,500 (ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as applicable sector regulations, it is hereby stated that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below:~• Property Transfer Tax (ITP): The applicable tax rate will be that in force in the Autonomous Community of Catalonia (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 reduced rates of 5% and 7%, applicable depending on the buyer's personal circumstances or the characteristics of the property). The tax is levied on the cadastral reference value or the sale price, whichever is higher. ~• Notary Fees: Notary 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. ~• Buyer's Agency Fees: It is hereby

informed that, in certain cases, professional fees may be payable by the buyer when property search services (PSI – Property Personal Shopper) have been contracted. NOT LINKED TO THE PURCHASE PRICE. ~For detailed information on the operation, tax rates, and allowances of ITP in Catalonia, please 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: 6L18NYPP~AICAT registry number: 3366 ~API number: A10580~

property details

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| Spanishstate id: | 6270432 |
| reference:: | VVNG35 |
| close to/ located: | Vilanova I La Geltrú |
| region: | Garraf |
| property type: | house |
| rooms: | 2 |
| property surface: | 121 m2 |
| surface plot: | - m2 |
| price: | € 335.000 |

contact

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|--------------------|---------------------------------|
| real estate agent: | Grup Living Sitges |
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