



GROUND FLOOR WITH GARDEN

SITGES

1.600.000 €

Reference AH00227

Built area: 231 sqm (2,486 sqft)

Usable area: 154 sqm (1,765 sqft)

Bedrooms: 3 (1 en suite)

Bathrooms: 3

Two terraces and private garden

Two parking spaces and private storage room

Gated community 24-hour security

Community area with pool



Description

This beautiful ground floor apartment is located in the prestigious Parc de Mar community in Sitges, one of the best residential areas in the area. This exceptional property is just a minute away from the beach, offering a privileged lifestyle by the sea.

The Parc de Mar community is distinguished by its meticulously maintained impressive gardens, which provide a tranquil and natural environment for its residents. Additionally, it offers concierge and security services, ensuring the safety and comfort of those who reside there.



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Upon entering the property, an elegant foyer leads to a spacious living -dining room that opens onto a charming garden terrace enjoying wonderful sea views. This apartment originally had four bedrooms, and one of them was incorporated into the living space; however, the layout is easily reversible.

The fully equipped kitchen features a practical laundry area and access to an additional large rear terrace, perfect for enjoying outdoor breakfasts or sunset dinners.

This apartment comprises three bedrooms, all with access to the rear terrace, one of them being a master suite with a spacious dressing room and private bathroom. They share two additional bathrooms, providing a comfortable and functional space for the whole family or guests.

Additionally, two spacious parking spaces and a storage room are included, offering convenience and additional storage space.

Other information: Gas heating and ducted air conditioning

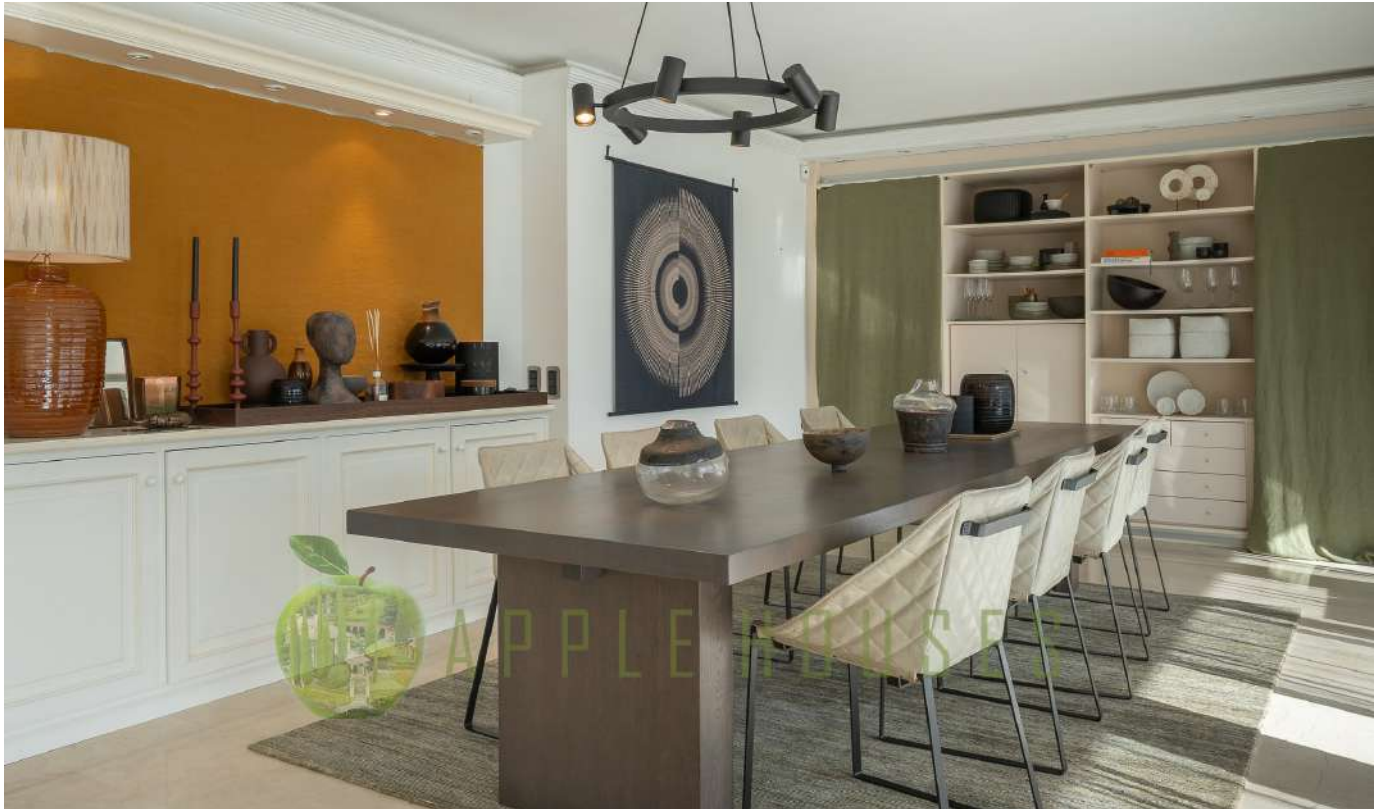
Property tax (IBI) approx: €2,257 / year

Community fees approx: 590 € / month



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Location description

Sitges is a small town located about 40 kilometers southwest of Barcelona and very well connected to the Airport.El Prat. It is internationally recognized for its Film Festival and Carnival. It is located in a beautiful enclave between the Mediterranean Sea and the Natural Park of Garraf. Its economy is based on tourism and culture and it is also a famous place for its popular beaches, gastronomy, nightlife, golf courses, marinas and historical places. It has a population of approximately 28,000 inhabitants and an important international community.



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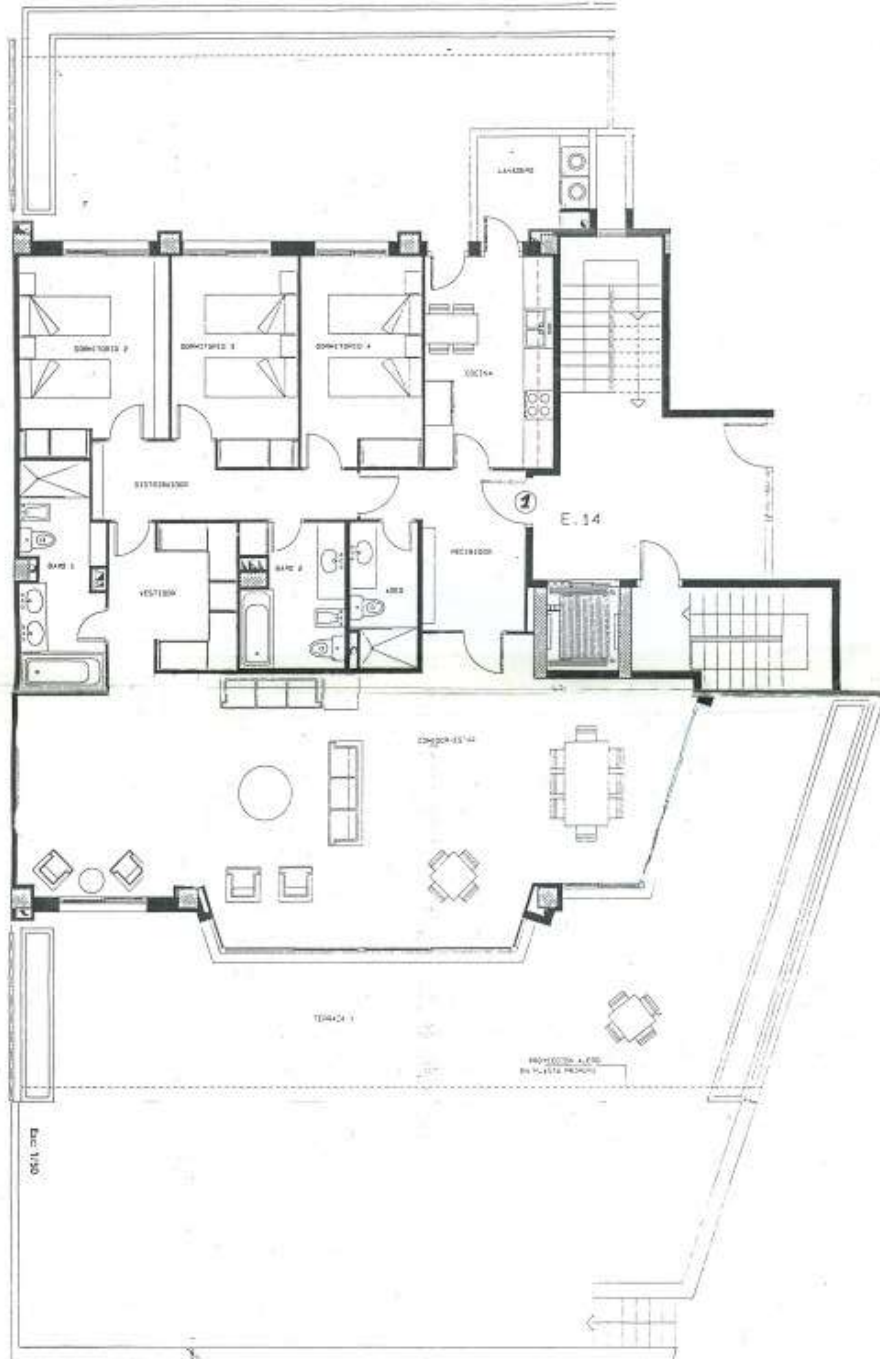




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Floor plan





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Energy Information

The information provided by the agency is offered by third parties and is believed to be reliable but is not guaranteed and must be independently verified. The buyer must verify the areas, dimensions and distances since they are only approximate. The expenses of patrimonial transmission (ITP), VAT, Notary and Land Registry are not included in the sale price and are borne by the buyer.

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