



GROUND FLOOR IN THE CENTER

SITGES

450.000 €

Reference AH00220

Usable Area: 75 m² (807 sqft) Built
Bedrooms: 2
Bathrooms: 2 New Construction"

Area: 83 m² (893 sqft)
Terrace Area: 12 m² (129 sqft)



Description

This charming apartment, located in the center of Sitges and in the second line from the sea, offers a unique opportunity to acquire a new build home in the heart of the city. Situated on the ground floor, it features a lovely living-dining room that seamlessly integrates with the kitchen, creating a cozy and functional space. From the living room, there is access to a spacious terrace, perfect for enjoying moments of relaxation outdoors.

The sleeping area, overlooking a park, comprises two bedrooms with built-in wardrobes, one of them en-suite, providing comfort and privacy. The second bathroom, equipped with a modern shower, complements the functional layout of the home. The apartment is oriented to the southeast, ensuring ample natural light throughout the day.

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Other Features:

Aerothermal heating

Building constructed in 2018

Approx. community expenses: €170/quarter

Approx. property tax (IBI): €700/year



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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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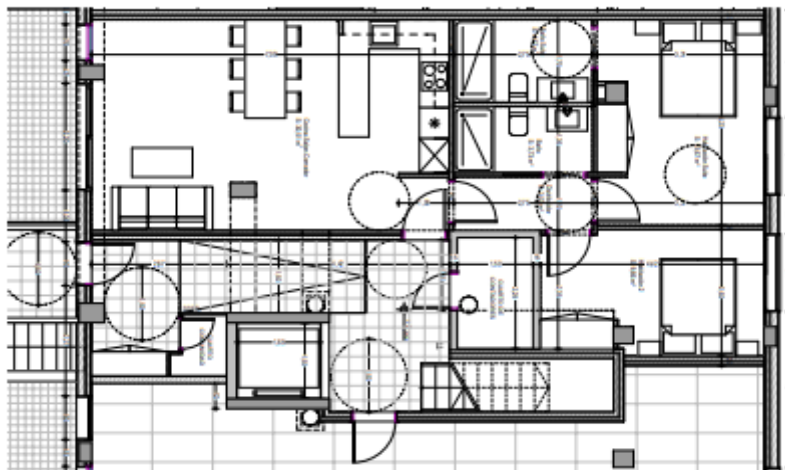




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ENERGY INFORMATION

ESCALA DE LA QUALIFICACIÓ ENERGÈTICA	Consum d'energia kWh / m ² any	Emissions kg CO ₂ / m ² any
A més eficient		
B		9
C	51	
D		
E		
F		
G menys eficient		



Legal 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.