Durán Carasso
GRUPO INMOBILIARIO

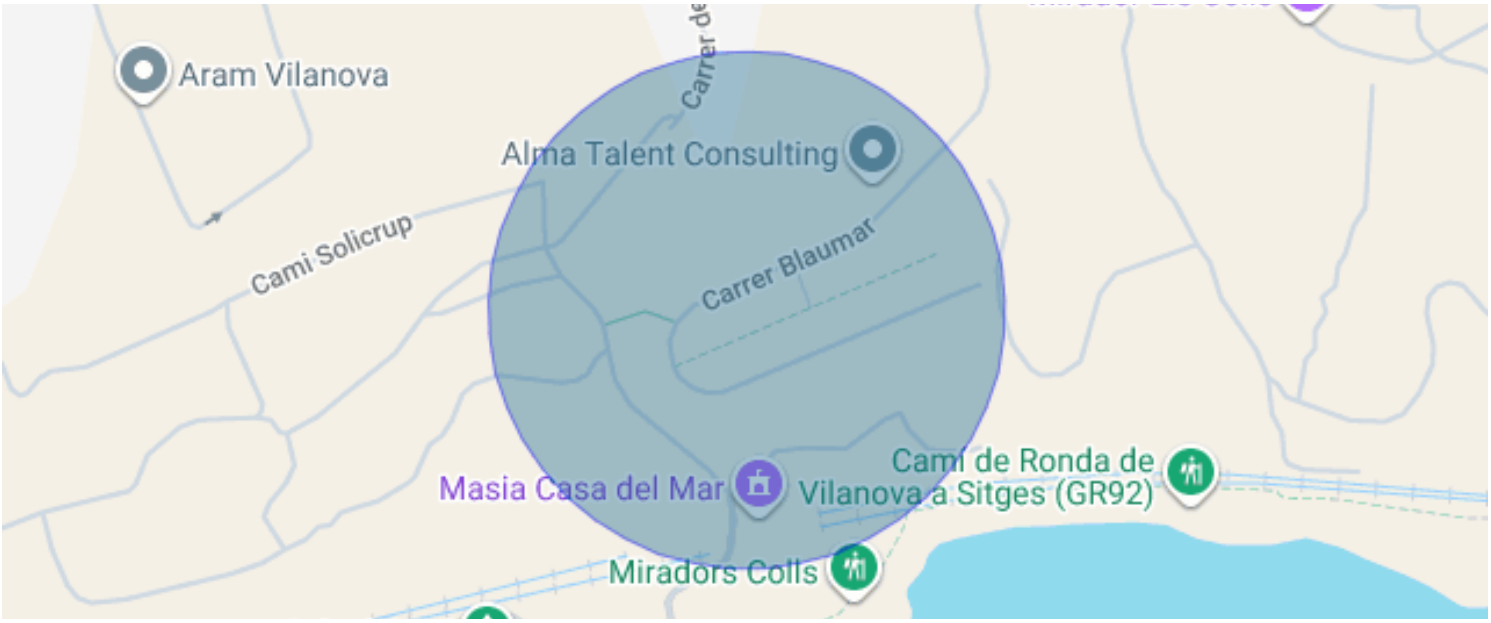


DUPLEX FOR SALE WITH TERRACE IN CASES DEL MAR, SANT PERE DE RIBES

Sant Pere de Ribes / Garraf

Price from	€504,000
Surface	141 m² - 141 m²
Units	1

- ✓ Pool
- ✓ Lift
- ✓ Parking
- ✓ Outside
- ✓ Mountain views
- ✓ Security
- ✓ Terrace
- ✓ Community pool


Aram Vilanova
Alma Talent Consulting
Cami Solicrup
Carrer Blaumar
Masia Casa del Mar
Cami de Ronda de Vilanova a Sitges (GR92)
Miradors Colls

Sant Pere de Ribes / Garraf

A 141.75 m² duplex with three bedrooms, a terrace and a garden in Cases del Mar, Sant Pere de Ribes, with a communal infinity pool and 24-hour security.

The main floor is designed around light: a living-dining room with corner windows, framed by pine trees, opens directly onto a timber terrace with a pergola. This floor also includes the kitchen, with a breakfast area and utility room, and a guest toilet.

The lower floor holds the three bedrooms, all exterior-facing with louvres to control the light, and two bathrooms, one with a bathtub. The home has 28 m² of terrace and a 20 m² garden.

The development, surrounded by nature on the Garraf coast, offers 24-hour security, gardens, a children's play area and a communal infinity pool looking out over the Mediterranean. Sitges and Vilanova i la Geltrú are close by, and the train station is less than 10 minutes away by car.

Built in 2004 and in good condition. Energy rating: D for consumption and D for emissions.

Financing available with Banco Sabadell; please ask our team for the terms.

Linked sale: the purchase requires the simultaneous acquisition of an adjoining parking space, at an additional price from €7,875.

Agency fees: included in the price or paid by the seller.

Purchase taxes and costs (paid by the buyer, not included in the price):

- Property Transfer Tax (ITP): subject to the rates in force in Catalonia, which are currently progressive as a general rule and are calculated by applying the following brackets to the sale price:
  - 10% up to €600,000.
  - 11% between €600,000 and €900,000.
  - 12% on the part exceeding €900,000 up to €1,500,000.
  - 13% on the part exceeding €1,500,000.
- Special cases: reduced rates and tax benefits are available for certain groups, such as the 5% rate for young people aged up to 35 buying their main residence who meet the legal income requirements, large families, single-parent families or people with disabilities, and other cases provided for in current tax legislation.
- Notary and Land Registry fees: paid by the buyer and calculated according to the official, legally regulated scales (the final amount depends on the length of the deed, the copies issued and the number of registered properties).
- Administrative agency (gestoría), optional and only if hired: professional fees according to the rates of the agency freely chosen by the buyer.
- Financing costs (if a mortgage is requested): not included in the price; the buyer will bear the costs of processing the mortgage loan that legally correspond to them (such as the property valuation and any bank fees under the terms of their lender).

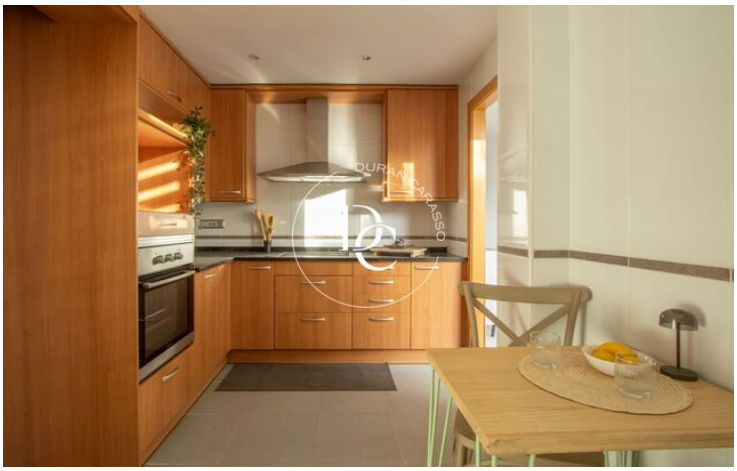
Technical and identification details:

Units in this development

Type	Unit	Surface	Terrace	Plot surface	Bedrooms	Bathrooms	Restrooms	Price	State
Flat	3A	$m^2$141	$m^2$27	$m^2$21	3	3	3	€504,000	Available







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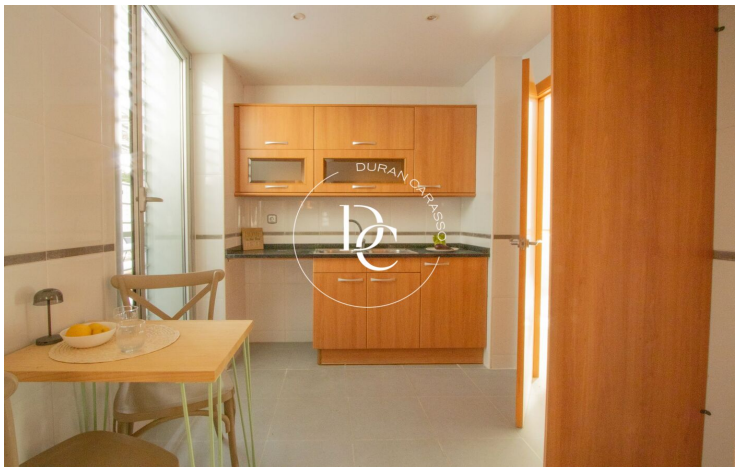






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Contact us if you want more information or to arrange a viewing.

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