Ref. 5944

Durán Carasso
GRUPO INMOBILIARIO

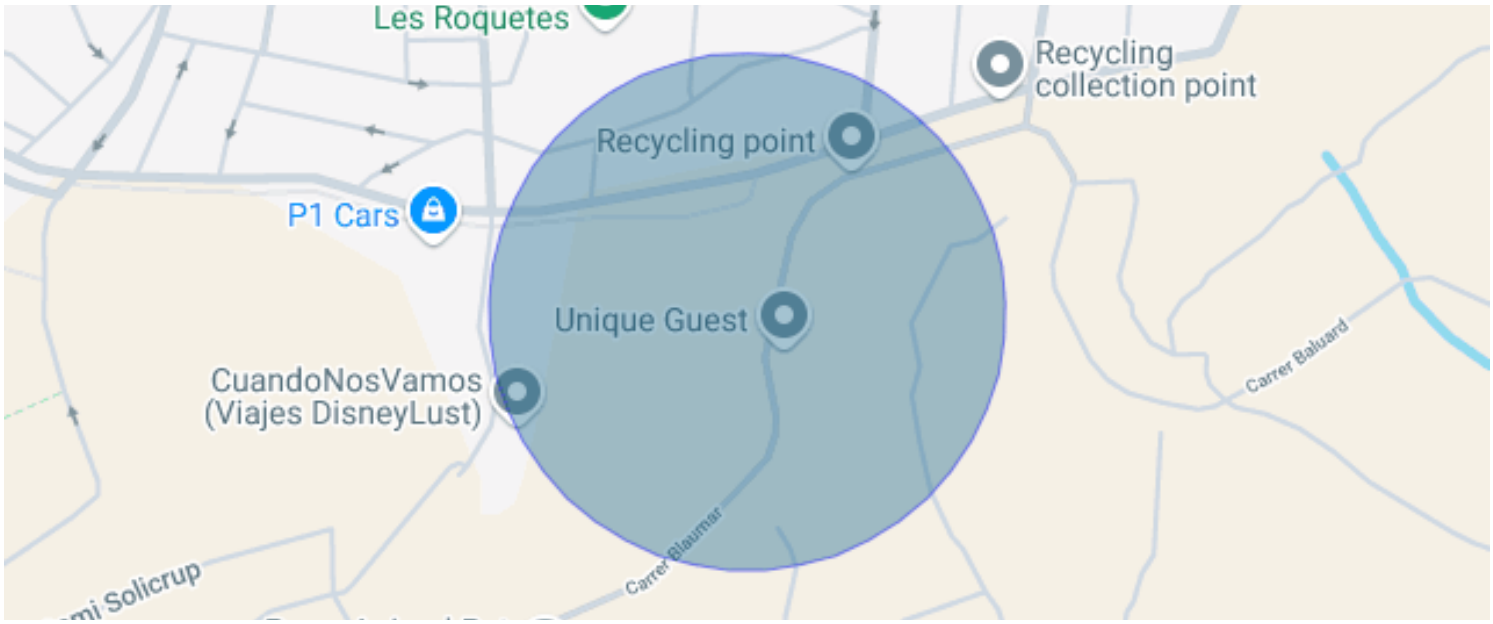


DUPLEX FOR SALE WITH 50 M² TERRACE AND POOL IN SANT PERE DE RIBES

Residencial Casa del Mar / Sant Pere de Ribes

Price	€655,000
Sur. built	177 m²
Sur. util	93 m²
Bedrooms	3
Bathrooms	3
Energy classification	E
Energy performance index	207.00 kw h/m² year
Emissions rating	E
Emissions	35.00 co/m² year
Year of construction	2003
Floor	1

- ✓ Air conditioning
- ✓ Sea views
- ✓ Storage
- ✓ Security
- ✓ Terrace
- ✓ Built in closets
- ✓ Community pool
- ✓ Heating
- ✓ Backyard
- ✓ Lift
- ✓ Parking
- ✓ Concierge
- ✓ Outside


Les Roquetes
Recycling
collection point
Recycling point
P1 Cars
Unique Guest
CuandoNosVamos
(Viajes DisneyLust)
Carrer Baluard
Carrer Blaumar
Solicrup

Residencial Casa del Mar / Sant Pere de Ribes

A 177 m² duplex with a 50 m² south-east-facing terrace, a community infinity pool and 24-hour security, five minutes from Sitges and Vilanova.

The main floor is built around the terrace. The bright living-dining room, with its large windows, opens onto a timber deck under a pergola with partial sea views, roomy enough for a dining table and a lounge area in the sun. This floor also holds the fitted kitchen, with direct access outside, and a guest toilet by the entrance hall.

An interior staircase leads down to the bedroom floor: a master suite with fitted wardrobes and a shower room, a double bedroom, a single bedroom and a second full bathroom. The bedrooms open onto a 20 m² patio terrace with planters, a more private and sheltered outdoor space.

Every room faces outward. Light wood-tone floors, air conditioning, heating, thermally broken aluminium double-glazed windows and fitted wardrobes. A storage room and two parking spaces are included.

Residencial Casa del Mar is a quiet development with a concierge and 24-hour security, extensive gardens among the pines and an infinity pool with the sea in the background.

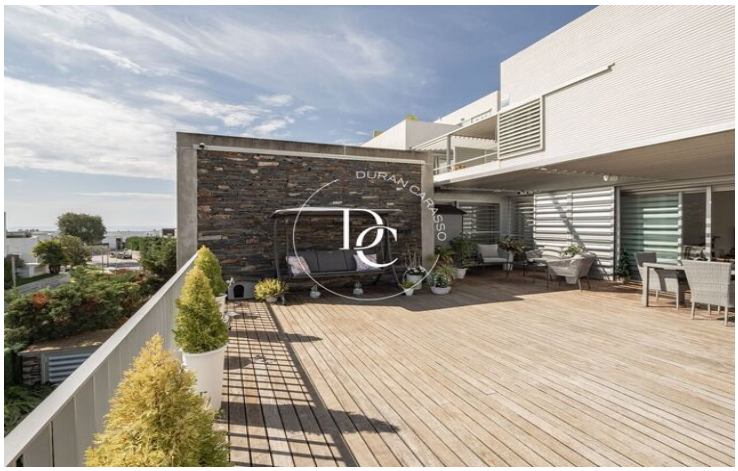
Energy certificate: consumption E, emissions E.

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

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

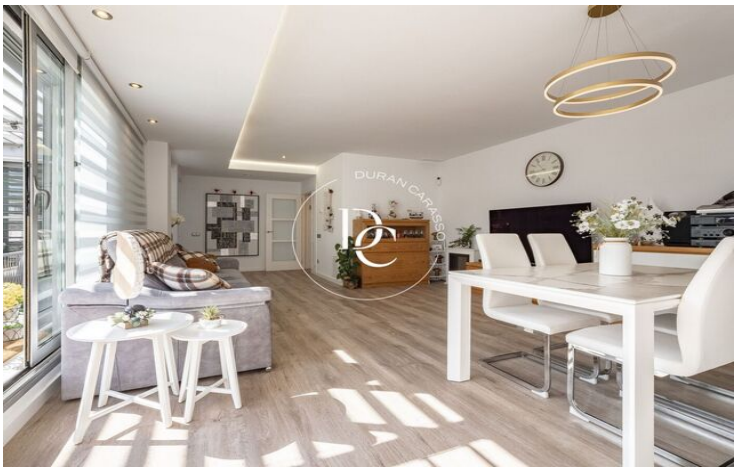
- Property Transfer Tax (ITP): subject to the rates in force in Catalonia, which are currently progressive as a general rule and are calculated by applying the following brackets to the sale price:
  - 10% up to €600,000.
  - 11% between €600,000 and €900,000.
  - 12% on the part exceeding €900,000 up 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:



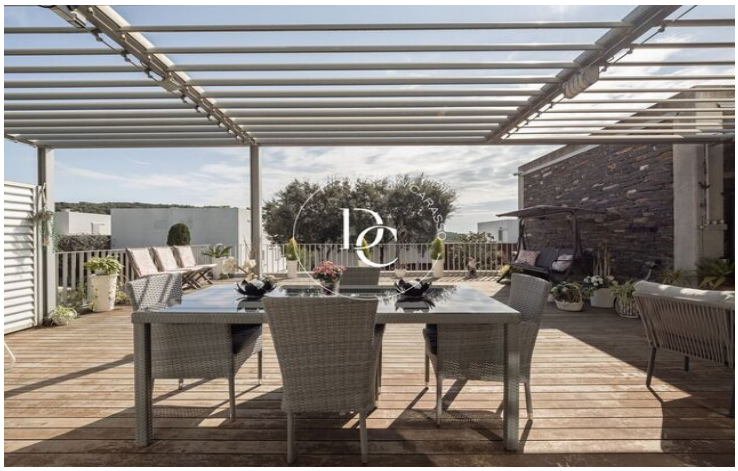






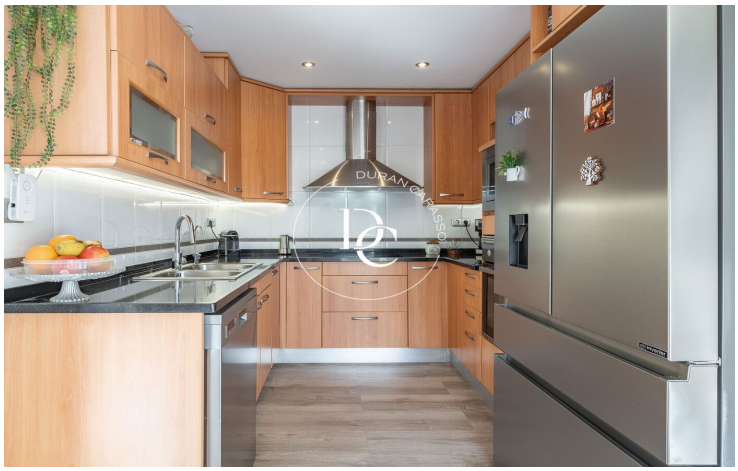
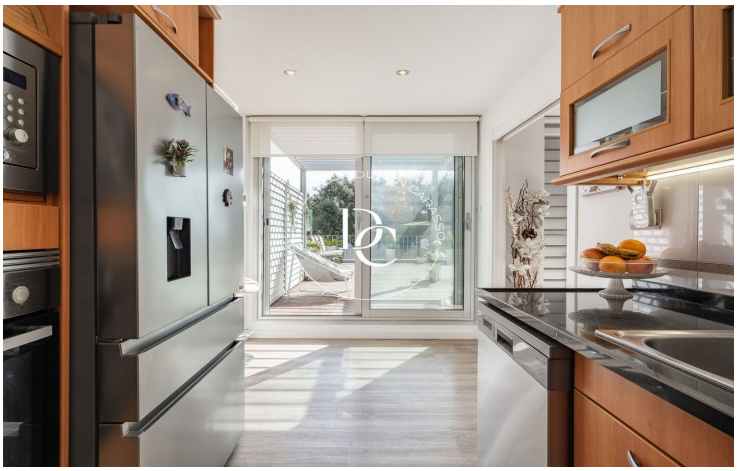












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Contact us if you want more information or to arrange a viewing.

Avda. Camí Capellans, 73
08870, Sitges
Tel: +34 935 178 067

info@durancarasso.com
https://www.durancarasso.es