



AMAZING APARTMEMENT CLOSE TO THE BEACH WITH LICENCE

Sitges / Garraf

Price	€650,000	✓ Air conditioning	✓ Heating
Sur. built	66 m ²	✓ Mountain views	✓ Lift
Sur. util	60 m ²	✓ Furnished	✓ Security
Bedrooms	2	✓ Terrace	✓ Concierge
Bathroom	1	✓ Balcony	✓ Built in closets
Energy classification	E	✓ Outside	✓ Turist license
Energy performance index	172.00 kw h/m ² year		
Emissions rating	E		
Emissions	36.00 co/m ² year		
Year of construction	1967		
Floor	1		



Sitges / Garraf

Duran Carasso presents this magnificent fully renovated and equipped property, ideally located in the heart of Sitges, just a few steps from the beach and surrounded by the town's finest restaurants, cafés and boutiques.

An exceptional opportunity both as a high-yield investment thanks to its active tourist license, and as an elegant and functional home by the sea.

The property has been recently refurbished with quality materials and finishes, offering a modern, welcoming and very bright atmosphere throughout. It features a spacious living-dining area opening onto a quiet private north-facing terrace, ideal for enjoying summer evenings with complete privacy, comfort and away from noise.

The contemporary fully equipped kitchen includes integrated appliances, induction hob, oven, microwave, dishwasher and coffee machine, thoughtfully designed to provide maximum comfort for both holiday stays and residential living.

The apartment comprises:

- 1 double bedroom with king-size bed.
- 1 single bedroom with pull-out trundle bed convertible into a double bed.
- Large premium sofa bed in the living room.
- Fully renovated bathroom with spacious shower.
- Air conditioning.
- High-speed fibre optic internet (300Mb).
- Smart TV.
- Independent laundry area.

The building also offers a pleasant communal rooftop sun terrace equipped with sun loungers and outdoor furniture, perfect for relaxing or enjoying an aperitif at sunset.

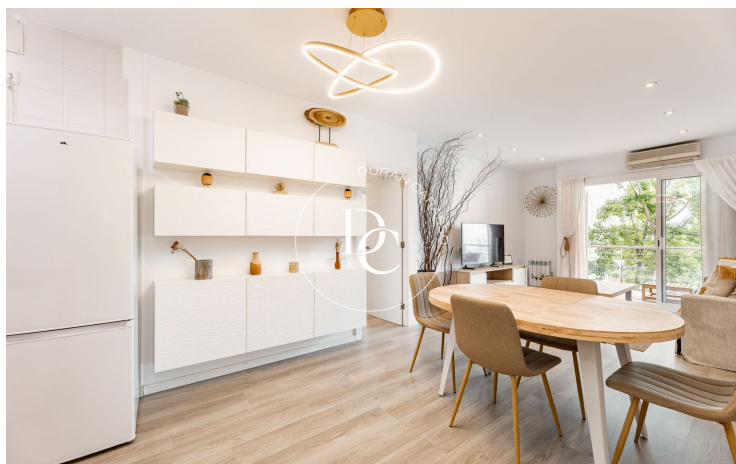
Although the property does not offer direct sea views, its location is truly privileged: beachfront and just a few metres from the promenade.

A highly attractive property in one of the most sought-after areas of Sitges, ready to move into or continue operating as a tourist rental from day one.

The price includes furniture.

Do not miss this unique opportunity in Sitges.





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