Durán Carasso
GRUPO INMOBILIARIO

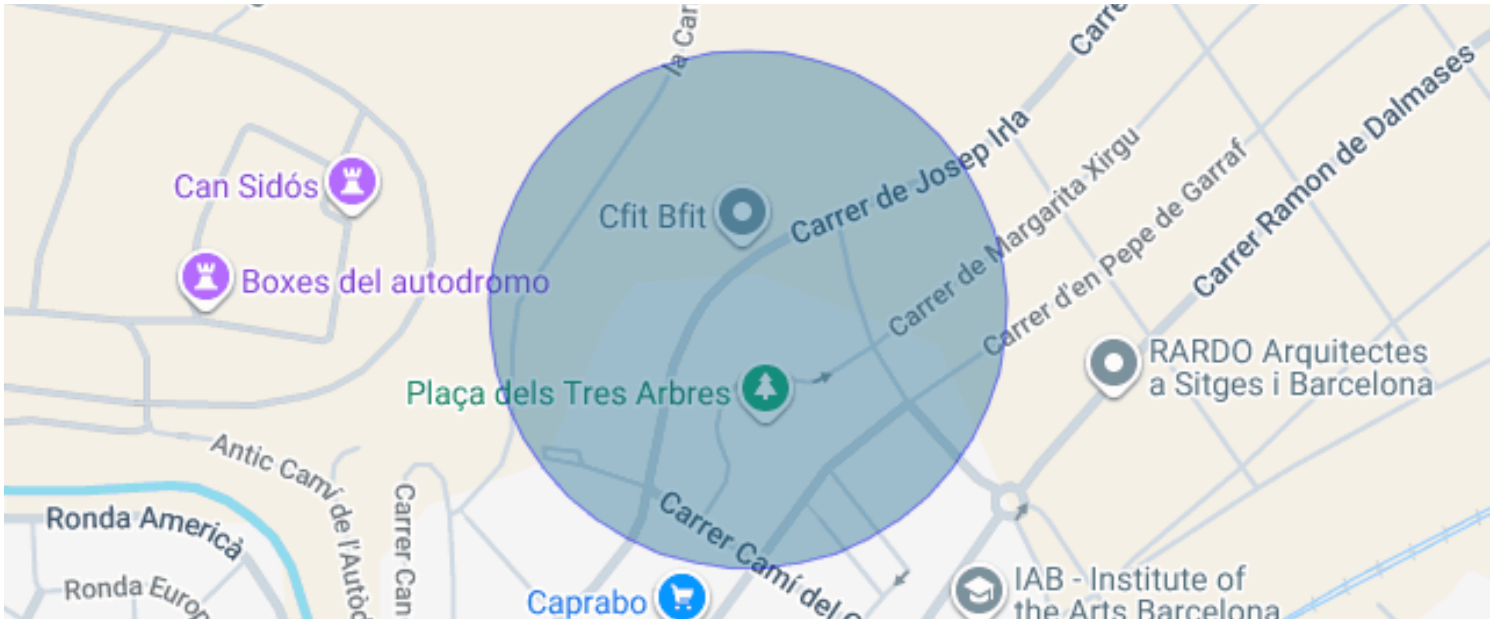


PENTHOUSE FOR SALE WITH TERRACES AND SEA VIEWS IN CAN PEI, SITGES

Can Pei / Sitges

Price	€1,390,000
Sur. built	124 m²
Sur. util	105 m²
Bedrooms	3
Bathrooms	2
Energy classification	C
Energy performance index	44.00 kw h/m² year
Emissions rating	B
Emissions	7.00 co/m² year
Year of construction	2024
Floor	3

- ✓ Air conditioning
- ✓ Sea views
- ✓ Lift
- ✓ Parking
- ✓ Outside
- ✓ Heating
- ✓ Storage
- ✓ Furnished
- ✓ Terrace
- ✓ Community pool


Can Sidós
Boxes del autodromo
Cfit Bfit
Carrer de Josep Irla
Carrer de Margarita Xirgu
Carrer d'en Pepe de Garraf
Carrer Ramon de Dalmases
RARDO Arquitectes
a Sitges i Barcelona
Plaça dels Tres Arbres
Antic Camí de l'Autòd
Carrer Can
Ronda Americà
Ronda Euro
Carrer Camí del
Caprabo
IAB - Institute of
the Arts Barcelona

Can Pei / Sitges

A 2024 penthouse in Can Pei, Sitges: 124 m², three bedrooms and 100 m² of terraces, one facing south with sea views. Parking, storage room and communal pool.

It occupies the third floor and is laid out on a single level of 105 m² of usable space, between two terraces. The south terrace looks out to the sea and the Sitges skyline, with room for outdoor dining and a lounge area. The north terrace overlooks a wooded area.

The living room opens onto the south terrace through floor-to-ceiling sliding doors, and the southern light pours straight in. The fully equipped kitchen, with a peninsula, shares the space with the everyday dining area and opens onto the north terrace, so air flows right through the home.

The three bedrooms are grouped in the sleeping area, and two of them open onto the south terrace with sea views. The main bedroom has an en-suite bathroom, built-in wardrobes and access to a corner of the terrace with an outdoor tub and sun loungers. A second full bathroom serves the rest of the home.

It is sold furnished, with air conditioning, heating, a parking space and a storage room. The development has a garden and a swimming pool.

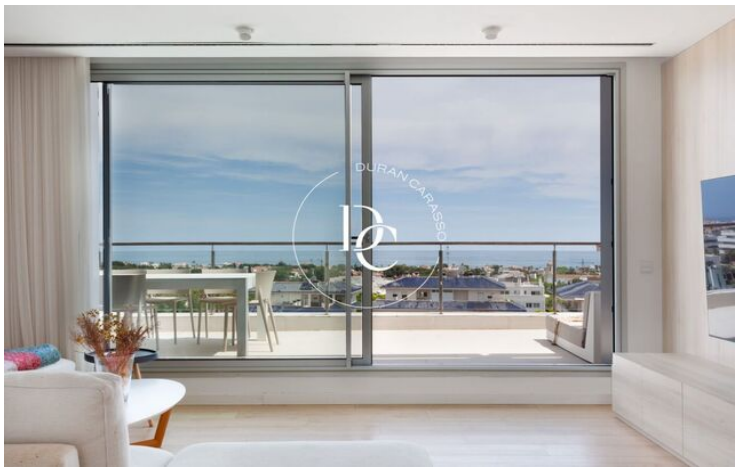
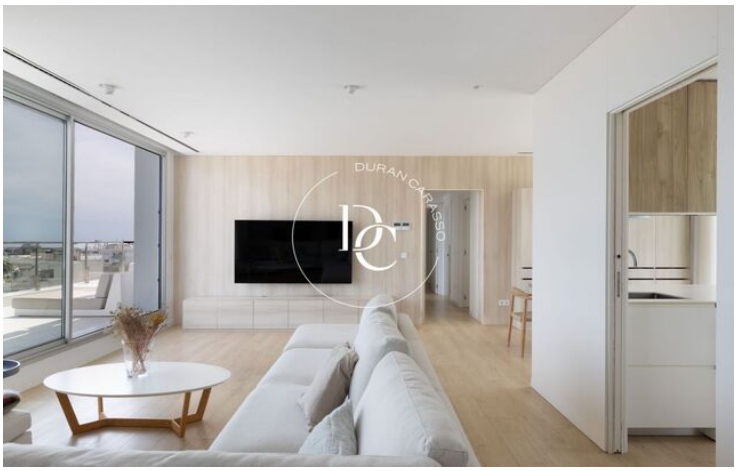
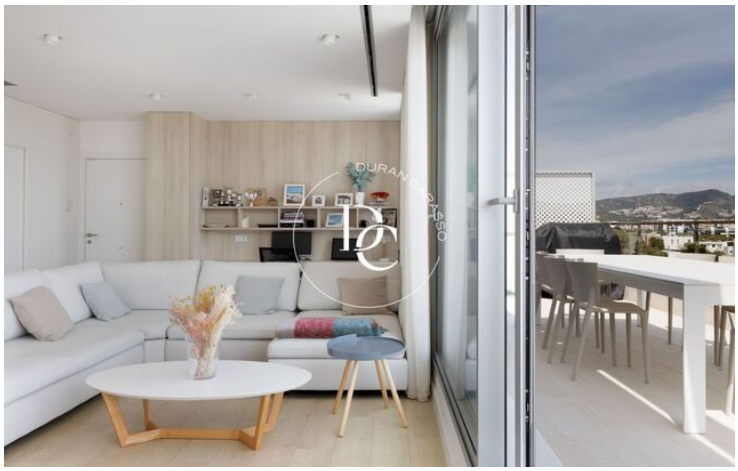
Can Pei is a quiet residential area, with the services and schools of Sitges close at hand. Energy certificate: consumption C, emissions B.

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

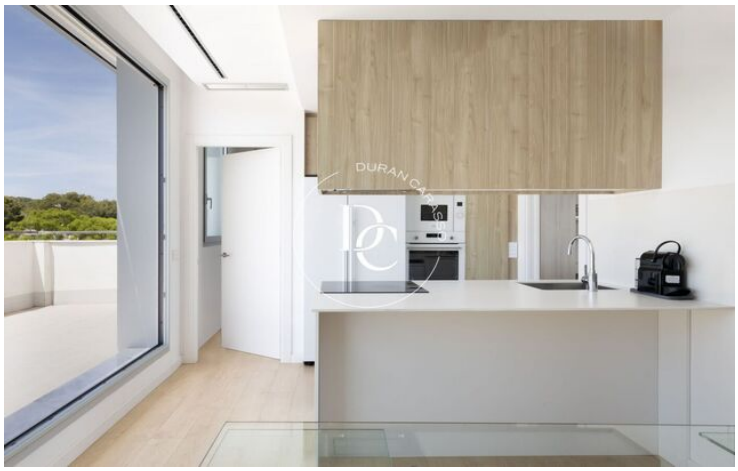
Purchase taxes and costs (paid by the buyer, not included in the price):

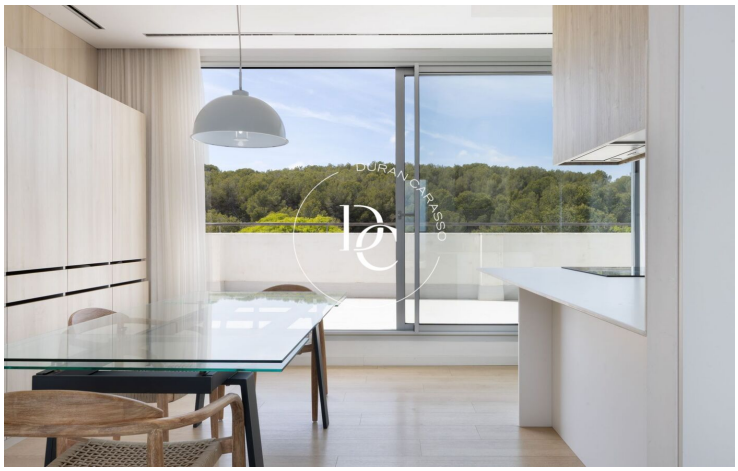
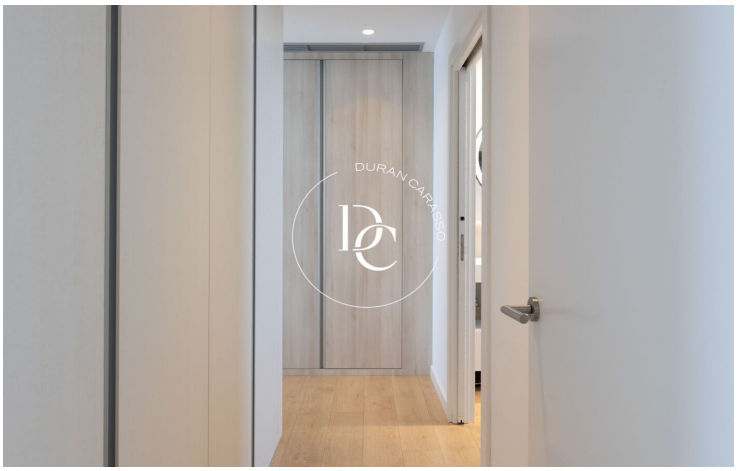
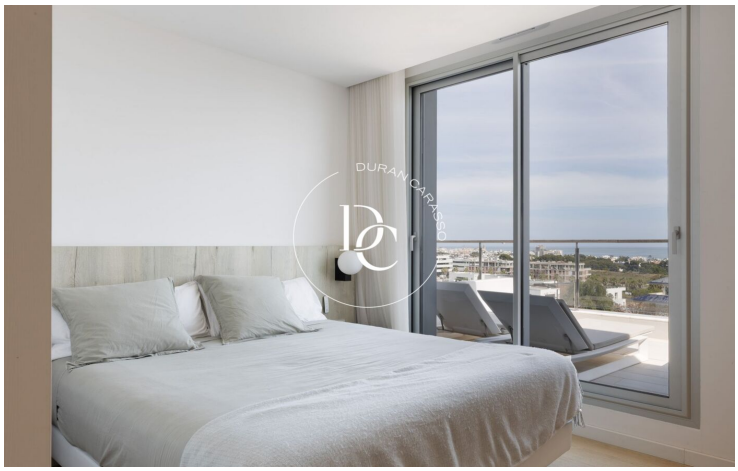
- Property Transfer Tax (ITP): subject to the rates in force in Catalonia, which are currently progressive as a general rule and are calculated by applying the following brackets to the sale price:
  - 10% up to €600,000.
  - 11% between €600,000 and €900,000.
  - 12% on the part exceeding €900,000 up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

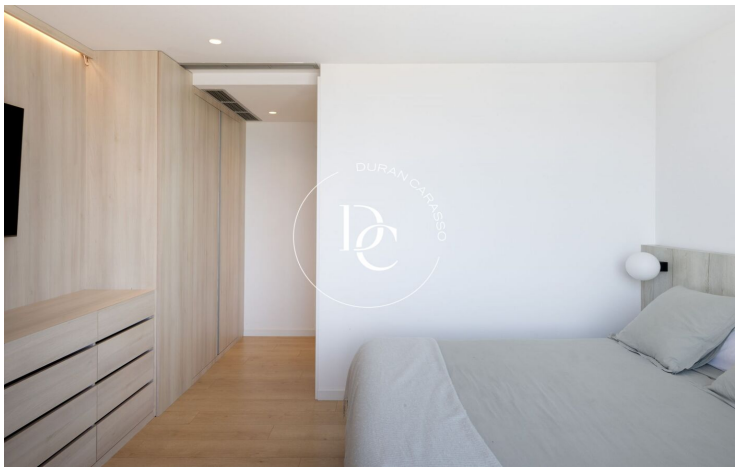
Technical and identification details:





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

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