Durán Carasso
GRUPO INMOBILIARIO

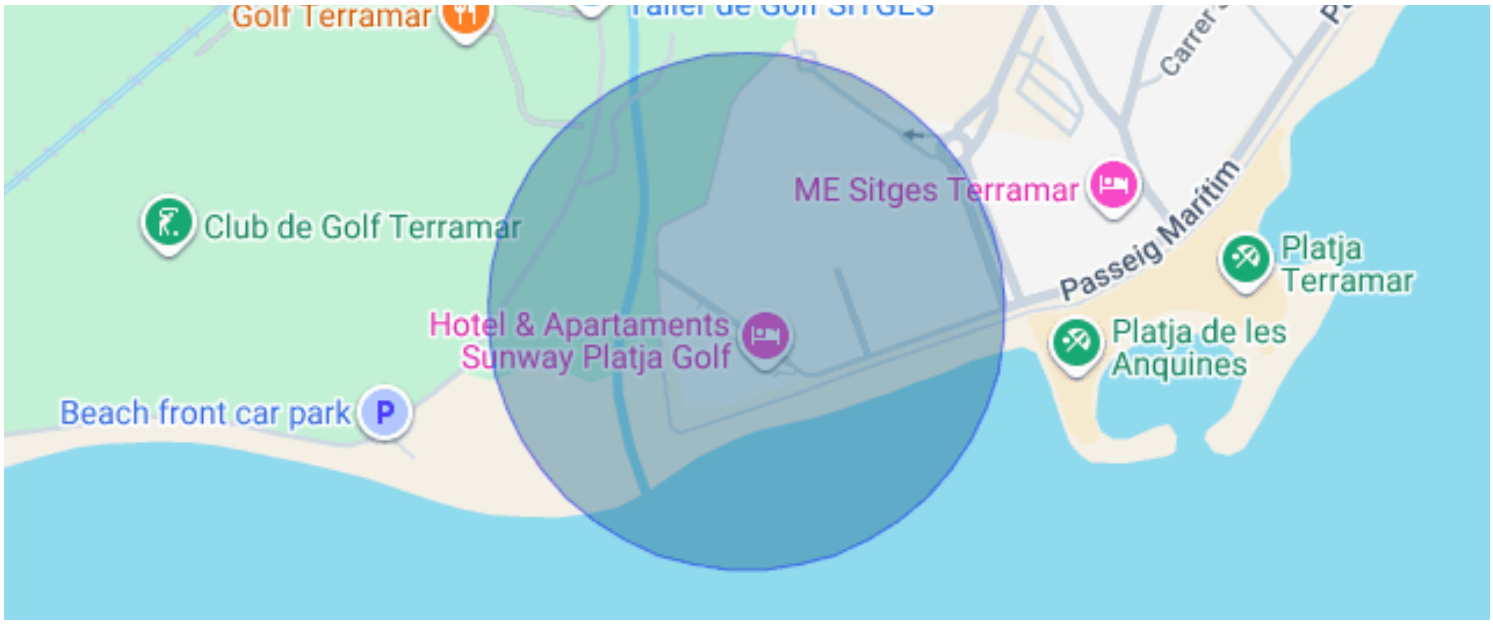


# DUPLEX PENTHOUSE FOR SALE WITH SOLARIUM AND SEA VIEWS, TERRAMAR, SITGES

Terramar / Sitges

| Price | €1,675,000 |
|---|---|
| Sur. built | 273 m² |
| Sur. util | 197 m² |
| Bedrooms | 4 |
| Bathrooms | 3 |
| Energy classification | Pending |
| Emissions rating | Pending |
| Year of construction | 2001 |
| Floor | 2 |

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


Golf Terramar
Club de Golf Terramar
ME Sitges Terramar
Passeig Marítim
Platja Terramar
Hotel & Apartaments Sunway Platja Golf
Platja de les Anquines
Beach front car park
P

## Terramar / Sitges

Duplex penthouse in Parc de Mar, Terramar (Sitges): 4 bedrooms, a private solarium with sea views and a communal pool just steps from the beach.

The property offers 273 m² built over two floors, facing south-west. The main floor is arranged around a generous living and dining room, whose large windows open onto a covered terrace with an awning. The kitchen is separate, with a breakfast table and an adjoining laundry area.

On the same floor are three exterior double bedrooms, all with fitted wardrobes and access to a long terrace running along the façade, overlooking the gardens and the development's pool. Two bathrooms complete this level: one with a shower and the other with a shower and a bathtub.

A curved staircase leads up to the top floor, bright and set under the sloping roof. Here you will find a sitting room with a study area, a spacious bedroom with wardrobes and a full bathroom with a double basin, shower and bathtub. This floor opens onto the solarium, a large private terrace with side views of the sea, made for sunbathing and dining outdoors.

Built in 2001 and in good condition, the penthouse has air conditioning and gas radiator heating. It comes with two parking spaces of 10 m² each and a 20 m² storage room.

The development has beautifully kept gardens, a communal pool, a lift, a concierge and security. It sits in Terramar, one of the most sought-after residential areas of Sitges, with the sea and the golf course close by.

To live in all year round or to enjoy as a second home by the sea.

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:











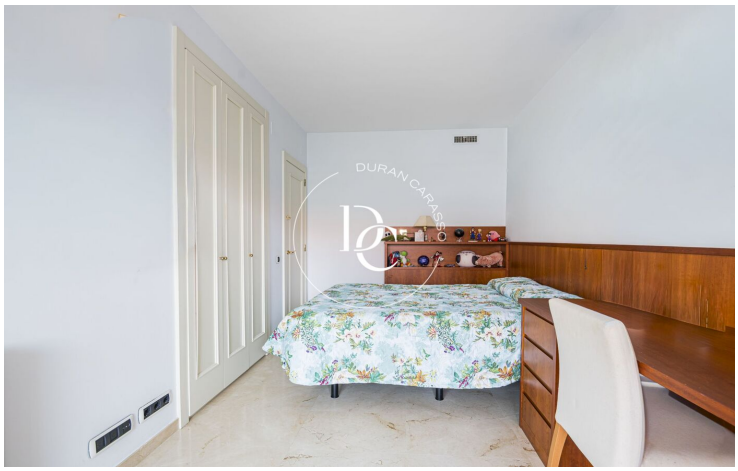













The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

## 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