



## DUPLEX PENTHOUSE

### SITGES CENTER

580.000 €

Reference AH00145

Living area: 100 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

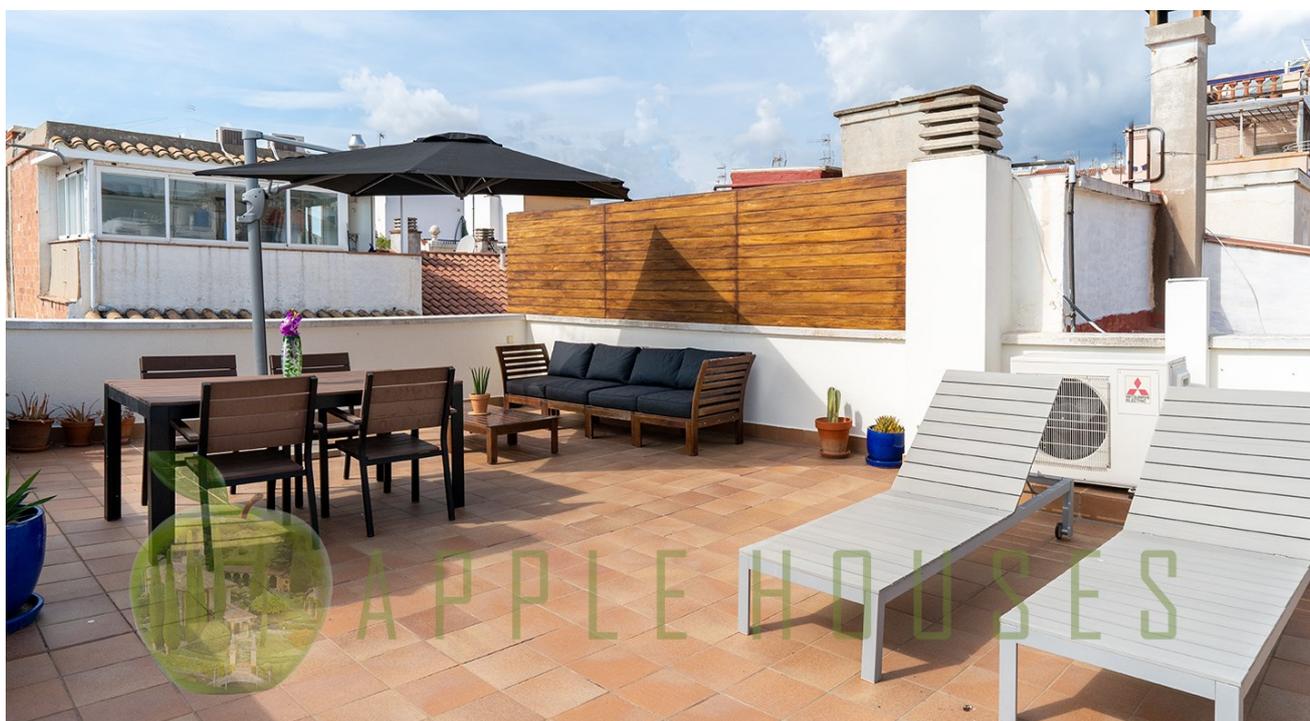
Lift

Built area 134 m<sup>2</sup>

Year of construction: 1.999

Large exterior spaces

50 metres from the beach



#### Description

This exclusive duplex penthouse is located in the heart of the emblematic Sitges, in a quiet street with shops and literally two minutes from the beach. It is a flat refurbished with the utmost detail, care and high quality materials. We are welcomed by an elegant and spacious hall that leads to two spacious bedrooms with large wardrobes, both en suite and with access to their respective terraces. The upper floor is an open space where we find the spacious and bright living room with access to a terrace of about 13 m<sup>2</sup> and the equipped kitchen open to the dining area and with access to the back terrace where the laundry room is located.

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From the front terrace there is access by stairs to the solarium terrace where you can enjoy the picturesque views of the rooftops of the centre, the dome of the emblematic church of Sitges and the sea. The building, with only 4 neighbours, is very well maintained and offers a lift.

#### Other features

Air conditioning and gas heating

Electric blinds

Awnings in all rooms

Building with lift

Community fees: 112 €/month

IBI/council taxes: 929 €/year



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#### Location description

Sitges is a small town located about 40 kilometers southwest of Barcelona and very well connected to the Airport.El Prat. It is internationally recognized for its Film Festival and Carnival. It is located in a beautiful enclave between the Mediterranean Sea and the Natural Park of Garraf. Its economy is based on tourism and culture and it is also a famous place for its popular beaches, gastronomy, nightlife, golf courses, marinas and historical places. It has a population of approximately 28,000 inhabitants and an important international community.



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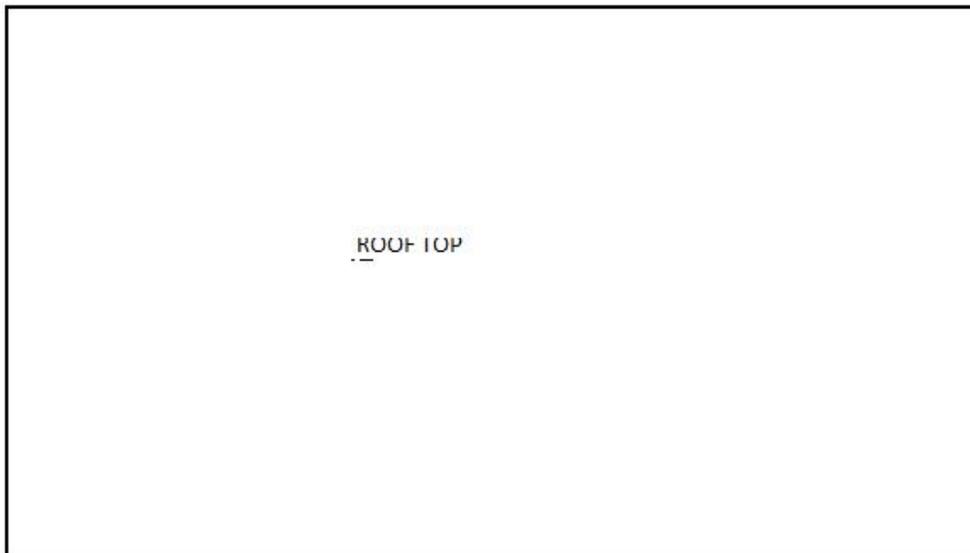
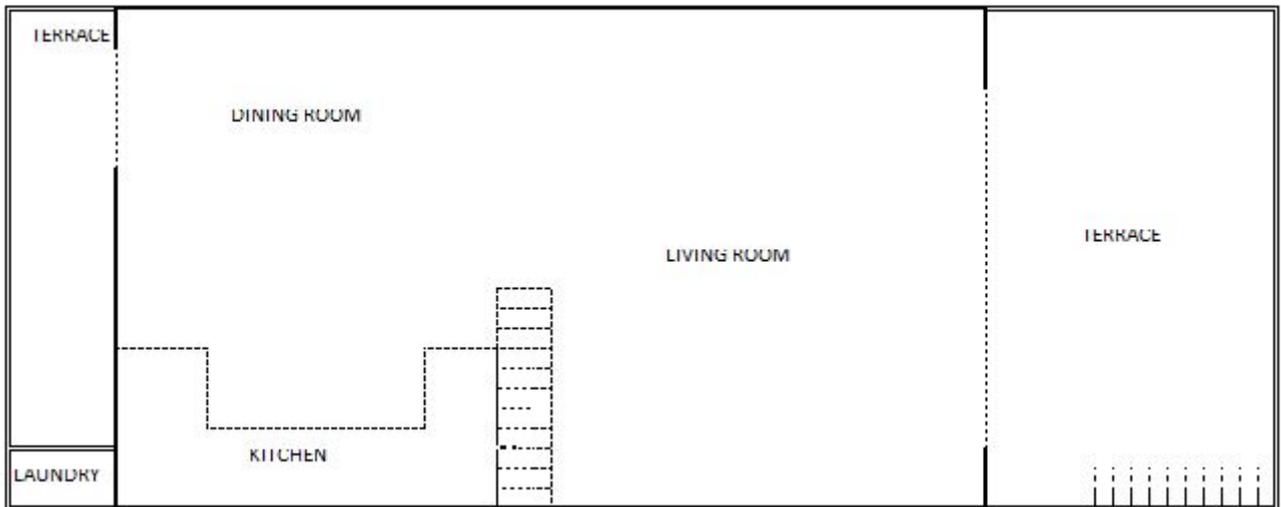
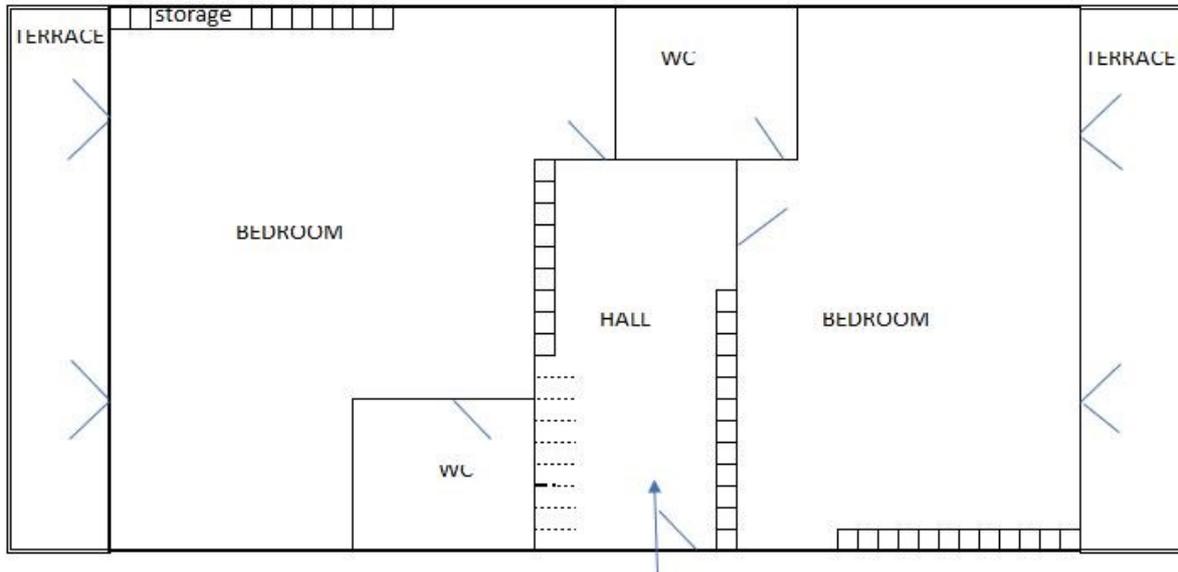
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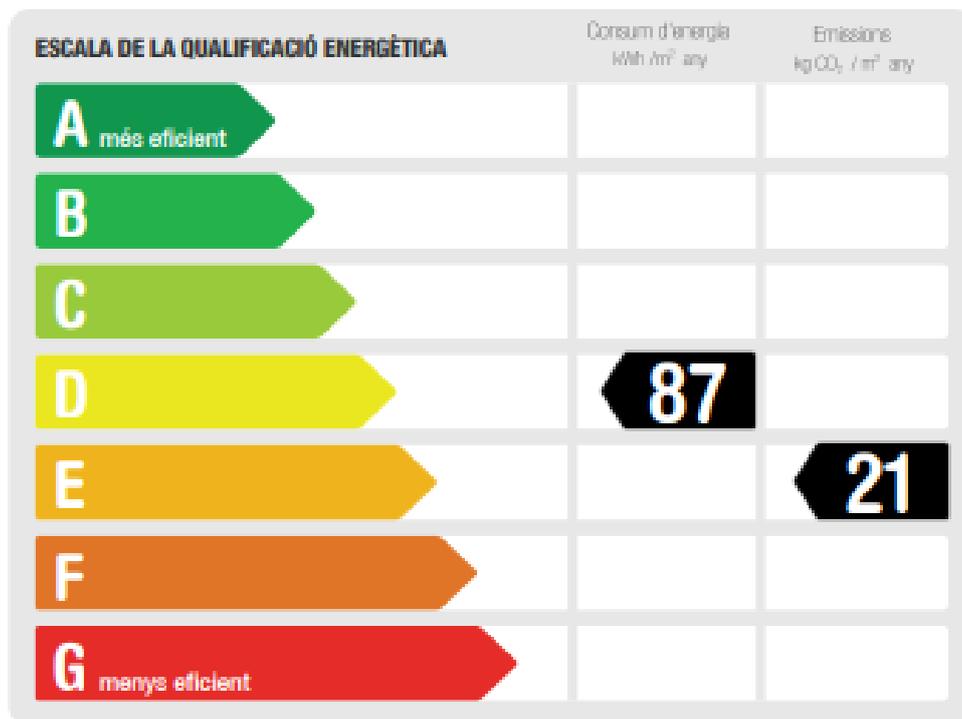
### FLOOR PLAN





## DUPLEX PENTHOUSE SITGES CENTER

### ENERGY INFORMATION



The information provided by the agency is offered by third parties and is believed to be reliable but is not guaranteed and must be independently verified. The buyer must verify the areas, dimensions and distances since they are only approximate. The expenses of patrimonial transmission (ITP), VAT, Notary and Land Registry are not included in the sale price and are borne by the buyer.