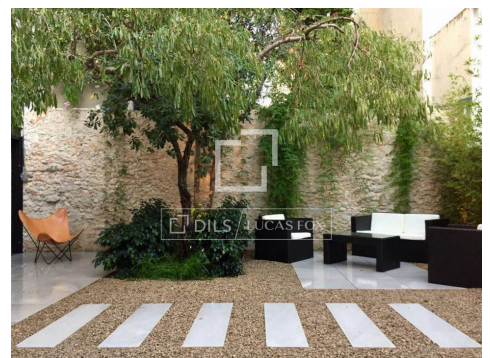
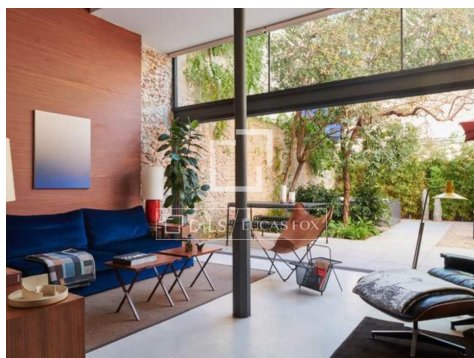
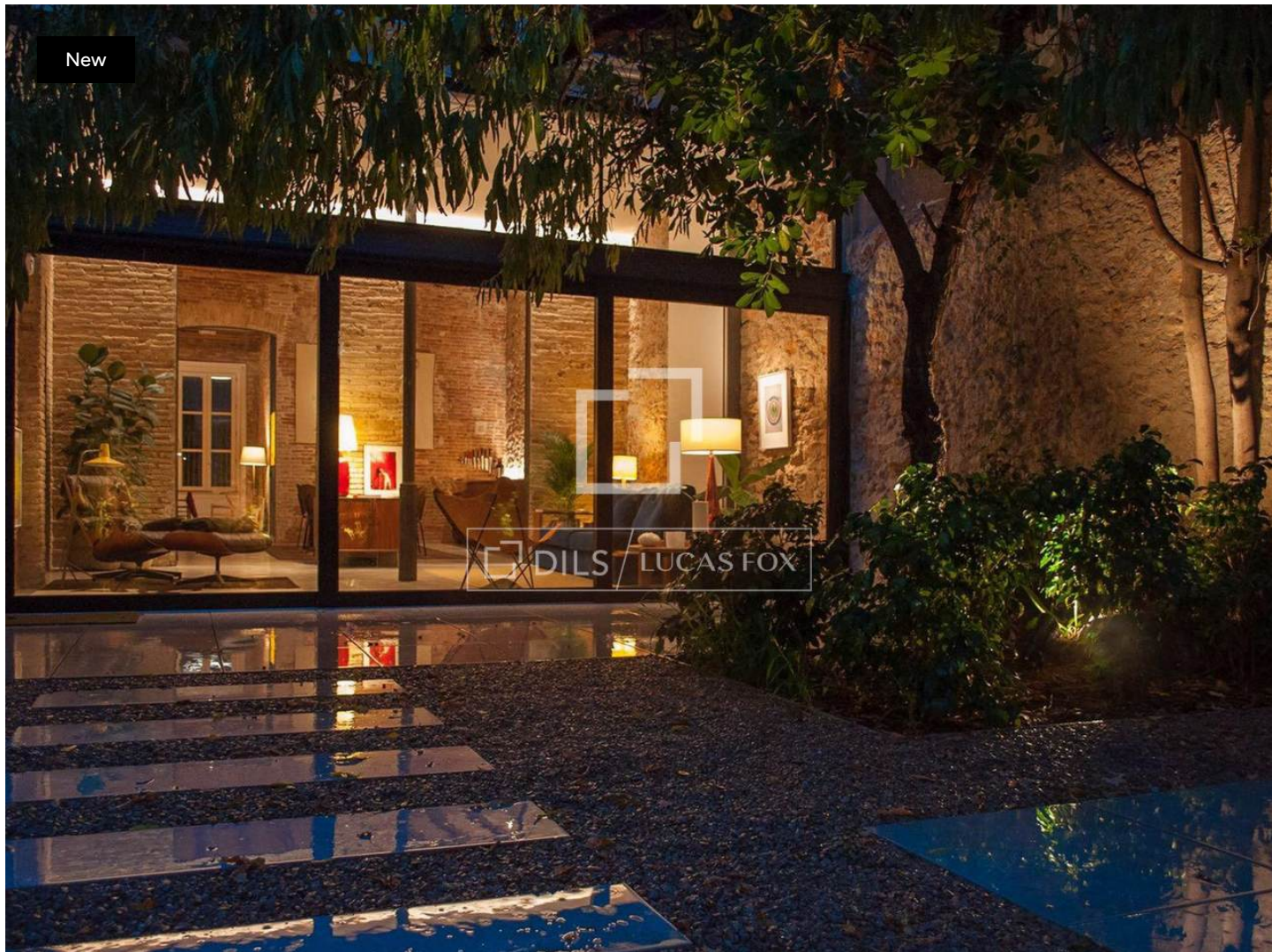


€695,000 Office - For sale - New

Architect-designed commercial space with private garden for sale in the heart of Sitges

Spain » Barcelona » Sitges » Sitges Town / Sant Sebastian / Aiguadolç » 08870

2	2	120m ²	50m ²
Bedrooms	Bathrooms	Floorplan	Garden



Contact us today for more information or to arrange a viewing

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€695,000 Office - For sale - New

Architect-designed commercial space with private garden for sale in the heart of Sitges

Unique designer commercial property in central Sitges with a 50 m² private patio and potential to function as a stylish two-bedroom live-work space.

Located in the very heart of Sitges, this exceptional architect-designed commercial property offers a rare opportunity to acquire a truly distinctive space within one of the town's beautiful period buildings. Occupying the entire ground floor, the property extends to approximately 150 m² of interior space and benefits from the exclusive use of a private 50 m² courtyard, creating an atmosphere that is both peaceful and inspiring. While currently registered and used as commercial premises, its residential-style layout presents exciting potential for those seeking a live-work environment or a unique creative space.

Designed by a well-known architect, the property has been thoughtfully transformed into a contemporary workspace while carefully preserving the building's original character. Beautiful period details have been retained throughout, reflecting the heritage of this catalogue-protected building, where traditional architecture and modern design sit comfortably alongside one another. The result is a space with warmth, personality, and timeless appeal.

The current layout feels remarkably residential, with interconnected rooms that flow naturally around the property and towards the private courtyard. Large openings allow natural light to filter through the interior, while the patio creates a quiet outdoor extension that is rarely found in the centre of Sitges. Whether used for meetings, entertaining clients, or simply enjoying a coffee outdoors, this private space adds another dimension to the property.

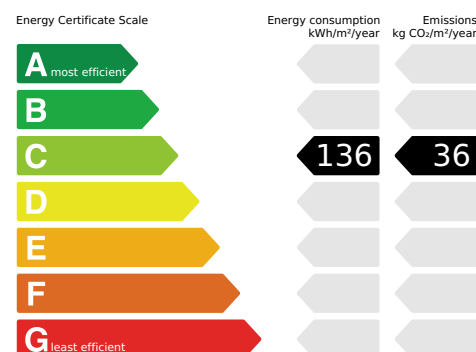
The flexibility of the layout opens the door to a wide range of possibilities. It would make an outstanding architect's or design studio, gallery, boutique showroom, legal or consulting office, wellness practice, photography studio, or creative agency. Equally, subject to the relevant planning permissions, the distribution lends itself naturally to conversion into a stylish two-bedroom ground floor residence, making it an attractive opportunity for buyers seeking a home with character or a combined living and working environment.

Opportunities of this nature are rarely available in central Sitges. The combination of architectural pedigree, original period features, private outdoor space, and exceptional versatility creates an offering unlike anything else currently on the market.



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Garden, Lift, Period features,
Period Building, Natural light,
Modernist building, Wheelchair access,
Walk-in wardrobe, Utility room,
Renovated, Open kitchen, Interior,
Equipped Kitchen, Double glazing,
Domotic system, Air conditioning



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Whether retained as an inspiring professional workspace or adapted into a business/dwelling, this property represents a rare opportunity to own an architectural landmark in one of Sitges' most desirable locations.

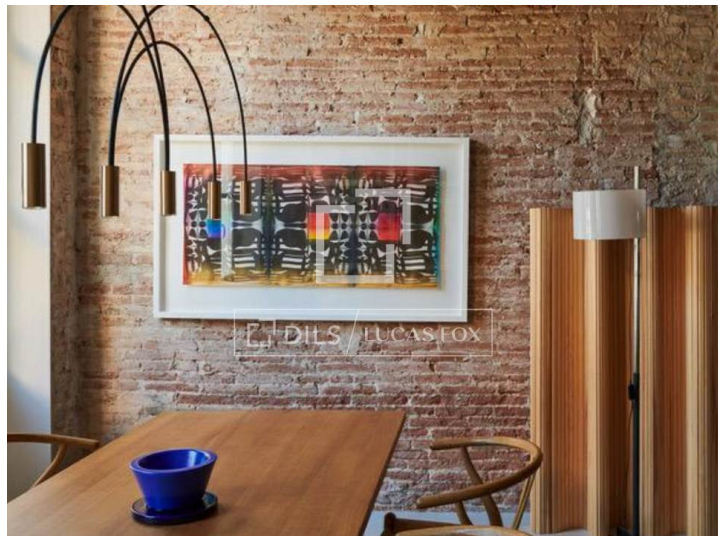
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The property is situated in Sitges Town, with its location indicated approximately in accordance with current regulations. It comprises 150 m² built and 120 m² usable. The property is in excellent condition. The total sale price is €695,000. The price quoted does not include taxes or costs associated with the sale, which, in accordance with current legislation, are payable by the buyer; in this case, the following will apply: property transfer tax. Nor does it include notary or land registry fees. The property has an Energy Performance Certificate (EPC) available. This is a commercial space and does not hold a Certificate of Occupancy. Large Property Holder status: No. AICAT registration number 13225 and API 4089.

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