

€420,000 Apartment - For sale

## Penthouse with open views, pool and tourist license in Vallpineda

Spain » Barcelona » Sitges » Vallpineda / Santa Barbara » 08810

2 Bedrooms    1 Bathrooms    79m<sup>2</sup> Floorplan



Contact us today for more information or to arrange a viewing

+34 935 952 550 · sitges@lucasfox.com · lucasfox.com · Calle Major, 34, Sitges, Spain

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### 2 bedroom penthouse with open views, pool and tourist license in Vallpineda

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As you arrive, you enter a well-kept residential complex with green areas and a shared pool, in a quiet part of Vallpineda, just a few minutes from Sitges.

The building has a lift, and once you step into the apartment, a small entrance hall welcomes you and gives a sense of how the space is laid out.

On your right, you'll find the kitchen — independent and practical — with a separate laundry area that makes everyday living easy and keeps things organized.

As you continue, you reach the living and dining area, a comfortable and bright space where everything naturally comes together. From here, you step out onto the terrace — a really nice extension of the living space — with open views and that feeling of being slightly above it all, typical of a top-floor apartment.

Back inside, a short corridor leads you to the more private part of the home. There are two bedrooms, both with natural light, and a bathroom conveniently located between them.

The apartment is part of a large residential community with shared spaces and a communal swimming pool, which adds a lot to both the lifestyle and the overall appeal of the property.

It also comes with a valid tourist license, offering flexibility whether you're looking for a second home, an investment, or a mix of both.

For comfort throughout the year, the apartment is equipped with ac and heating system.

Overall, it's a property that combines views, light, and a peaceful setting, while still being very close to the beaches and everything Sitges has to offer.

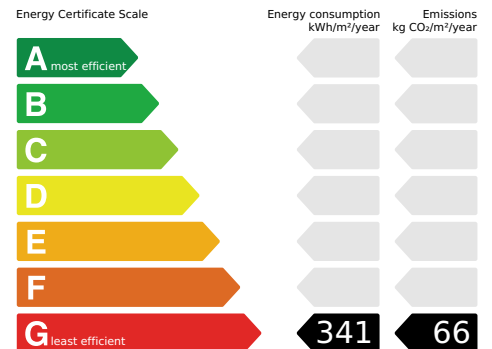
The property is located in Sant Pere de Ribes city, in the area of Vallpineda, with the location indicated approximately in accordance with current regulations. It consists of .79 sqm of built area and 64 sqm of usable area. The property is in good conditio.

The total sale price is 420.000 €. The indicated price does not include taxes or expenses associated with the sale and purchase which, according to current legislation, are the responsibility of the buyer; in this case, Property Transfer Tax (ITP) will apply. It also does not include notary or registry fees.



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Sea views, Mountain views, Terrace, Swimming Pool, Garden, Lift, Natural light, Communal terrace, Views, Tourist License, Security, Near international schools, Heating, Gated Community, Exterior, Equipped Kitchen, Balcony, Air conditioning



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The property has an Energy Performance Certificate (EPC) available. Regarding the Certificate of Occupancy (Cédula de Habitabilidad), it is available under number CHB04813317\*\*\*, which will be provided upon request to interested parties. AICAT registration number 13225 and API number 4089 are visible in accordance with applicable legislation.

Large Property Owner (Gran Tenedor) Status: NO

Please contact us for further information.



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