



REF: AC2

Exceptional Sea-View Residence in Can Girona - Terramar - Vinyet

SITGES, Vinyet

Glover Real Estate presents an exceptional opportunity in one of the most exclusive areas of Sitges: a partially renovated seafront apartment located in the highly sought-after Can Girona - Terramar - Vinyet area. This property is ideal both as a primary residence and as a holiday home by the Mediterranean, in a location with strong seasonal demand and very limited availability.

This bright apartment offers an interior built area of 95 m² according to the Spanish Cadastre (including common areas), 68 m² according to the Land Registry, and 78 m² of usable interior living space according to the current Certificate of Occupancy. The property features 2 bedrooms, 2 bathrooms with a shared shower, and a spacious, sun-filled living and dining room with direct access to a private terrace overlooking the sea. This privileged outdoor space is perfect for enjoying Sitges' exceptional climate all year round.

The separate kitchen is both practical and functional, and the apartment is equipped with air conditioning, ensuring comfort in every season.

The location is simply unbeatable: just a one-minute walk from the beach, surrounded by the relaxed holiday atmosphere that makes Sitges so desirable, and close to restaurants, shops, green areas, and all essential services for a comfortable and peaceful lifestyle. This is one of the municipality's most prestigious and tranquil residential areas, ideal for those seeking quality of life and genuine proximity to the sea.

The building offers exclusive amenities that further enhance the value of the property:

- Private parking space included
- Private storage room
- Two communal swimming pools
- Lift (elevator)
- Concierge service available year-round

CHB694 xxxxxx 01

Energy Certificate: N6R xxxx K11

Property Transfer Tax (ITP), notary fees, and Land Registry costs are payable by the buyer (not included in the sale price).

Agency fees are included in the sale price and payable by the seller.

A property with enormous potential, situated in one of Sitges' most desirable locations, where supply is extremely limited and demand remains consistently high. A unique opportunity to live by the sea or invest in an area with outstanding long-term value and growth potential.

Data sheet

Distribution

- Surface 95m2
- 2 rooms
- 2 baths
- Parking 1 place
- Semi Refurbished

Characteristics

- Air conditioning
- Heating
- Storage room
- All exterior
- Energy rating: E

Additional Data

- Lift
- Community expenses: 168,1 €/Monthly
- IBI expenses: 59,61 €/Monthly

Global terms

The information on this website has been provided by third parties, as merely informative and is assumed correct. Glover Barcelona does not guarantee its veracity. The offer may be subject to inaccuracies, errors, unintentional omissions, price changes and / or withdrawal from the market without prior notice. The expenses and taxes of transmission of the property, VAT or ITP, Notary and Registry are borne by the buyer. Agent fees are borne by the seller.

Map:

<https://www.google.com/maps/@41.2336,1.80234,16z?hl=en>

Link:

<https://www.gloverbarcelona.com/en/properties/sitges-vinyet-exceptional-sea-view-residence-can-girona-terramar-vinyet-873>







