



Commercial  
2 bathrooms  
🏠 310 m<sup>2</sup>

**REF: VHCO 1823**

**Mojacar**

**€130,000**

Massive commercial premises with a total built area of 309,92 m<sup>2</sup> right by the Plaza Nueva in the heart of Mojacar Village.

Because it is so large, this spacious commercial premises can be used as an individual business that requires a lot of floor space or can be divided into smaller premises according to the needs of each individual business and therefore it can also accommodate different types of businesses with varying commercial activities. It has mains water and electricity, bathrooms, etc.

This part of the main shopping center is located in the heart of the town and therefore a place where many people pass by every day of the week, especially during the holidays and the summer months, when the number of visitors to the village increases significantly.

**Approximate purchasing costs**

Net price - €130,000  
Purchase tax - €9,100  
Land registry - approx. - €325  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €10,000  
Final Payment on completion - €117,000

**Approximate running costs**

Yearly council rates (IBI) - €600.00  
Quarterly rubbish collection - €36.78  
Monthly community fees - €100.00

Please note that with the market liberalization the costs for utilities such as water, electricity, telephone, broadband, etc. will vary from supplier and these are normally based on usage. With regards to building and contents insurance, the cost of the policy will depend on several factors including the amount of cover needed. For those using the property as a second home or investment there is also an annual tax payable to the Spanish tax authorities and which is based on the fiscal value of the property.

For more information about the property including all the legal documentation as set out in the regional decree 218/05 of 11th October please visit our office or contact us by phone or e-mail. Property viewings are strictly by prior appointment only.

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