

Commercial
1,958 m²
1,462 m²

REF: VHCO 2332

Los Gallardos

€160,000

Commercial Plot in sector R2-A in Huerta Nueva, Los Gallardos with an area of 1,462 mts2 and with the basic project and planning permission to build a commercial centre with 1,245mts2 built plus 713 mts2 of terraces, etc.

This is without a shadow of a doubt a great business opportunity for an entrepreneur with the budget and also a desire to take this project to the next level in this consolidated and affluent Huerta Nueva neighbourhood of Los Gallardos. A commercial centre is this area is long overdue to cater for needs of the residents of this growing neighbourhood and also to the residentes and visitors of Los gallardos Village, 2 nearby camping sites and nearby villages, etc. The basic project was designed to house a supermarket, shops, bars and restaurants with large terraces.

The price published includes the planning permission based on the basic project but does not include any costs associated with the land purchase i.e. VAT at 21%, Notary, Land Registry and the purchaser´s legal fees, nor does it include any costs associated with any modification or execution of the project, architect fees, insurance, etc.

Approximate purchasing costs
Net price - €160,000
IVA - 21% - €33,600
Land registry - approx. - €400
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €13,000
Final Payment on completion - €144,000

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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info@veritashomes.co.uk | +34 950 472 430 | https://veritashomes.co.uk/2332

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638