




Commercial

 1,958 m<sup>2</sup>

 1,462 m<sup>2</sup>

**REF: VHCO 2332**

## Los Gallardos

**€160,000**

Commercial Plot in sector R2-A in Huerta Nueva, Los Gallardos with an area of 1,462 mts<sup>2</sup> and with the basic project and planning permission to build a commercial centre with 1,245 mts<sup>2</sup> built plus 713 mts<sup>2</sup> 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 in this area is long overdue to cater for needs of the residents of this growing neighbourhood and also to the residents 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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