



Commercial
 2 bedrooms
 3 bathrooms
 🏠 354 m²
 EPC Consumption: E
 EPC Emissions: E

REF: VHCO 2348

Mojacar

€249,000

Premises suitable for residential living or commercial or both set on a freehold corner plot right in the middle of the emblematic Mojácar Village.

All in all, the property has 257.39 mts² built plus 96.70 mts² of roof terrace with 360° views. It is distributed as follows: ground floor: entrance hall and bodega / storeroom with an area of 56.75 mts². 1st floor: restaurant sitting area and professional kitchen and services. 2nd floor: lounge / dining room, 2 bedrooms and a bathroom with shower. From this level there is also access to the roof terrace which during the summer months becomes part of the restaurant. There is also a small service lift communicating the kitchen with the roof terrace.

The property is sold as seen. The current owners have had the property since 1986 and although they are now retired the restaurant license is still in place. If you are looking for an opportunity to allow you to live and work from the same place this is worth viewing. The architecture of the building is quite interesting too with exposed rocks and so on. Another great advantage is that it is possible access all the way to the front door of the property and subject to planning permission, part of the ground floor can be converted into a garage.

Approximate purchasing costs

Net price - €249,000
 Purchase tax - €17,430
 Land registry - approx. - €623
 Notary fees - approx. - €747
 Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
 Remainder of deposit to 10% - €21,900
 Final Payment on completion - €224,100

Approximate running costs

Yearly council rates (IBI) - €356.17
 Quarterly rubbish collection - €25.96

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.

REF: VHCO 2348

