



Commercial

 204 m<sup>2</sup>

**REF: VHMX 2462**

## Mojacar Playa

**€220,000**

Commercial premises / restaurant plus a basement storeroom for sale on the Marina del Cantal urbanisation on the main Mojacar beach road opposite Hotel Playa in Mojacar, Almeria, Andalusia.

This is in a good central location of Mojacar beach, close to the beach bars of Aku Aku and El Cid.

The premises were used formerly as a restaurant and comprise of the main dining area, a terrace for dining, a bar and the industrial kitchens. Sold as seen with tables and chairs as well as the equipped kitchen.

The commercial premises measure 96m<sup>2</sup> of built area and 92m<sup>2</sup> of usable area. The basement storeroom measures 108m<sup>2</sup> built area and 92m<sup>2</sup> of usable area.

The basement storeroom can also be rented out separately for 200€ per month.

There is air conditioning (hot and cold air).

\*\*\*\*\*PURCHASE TAXES ARE NOW 7% ON ALL PROPERTIES IN ANDALUSIA UNTIL 31.12.2021 (SO TAXES BELOW TO BE ADJUSTED ACCORDINGLY)\*\*\*\*\*

NET PRICE: 220.000 €

PURCHASE TAXES: 17.600 €

NOTARY FEES - APPROX.: 700 €

LAND REGISTRY - APPROX.: 600 €

TOTAL PRICE: 238.900 €

Price valid until sold.

Conveyancing not included.

The rates applied are the highest, and the buyer may, due to their characteristics, benefit from some tax deductions. The property A. I. D. is available at our office according to the decree 218/2005 of 11 of October that regulates the information regulation for the consumer in the purchasing-selling of property in Andalusia.

### Location

For the exact location please click on "enlarge" on Google maps, above right.

## Golf Courses x 3

Marina de la Torre in Mojacar, Valle del Este in Vera and Desert Springs in Cuevas del Almanzora.

## Airports

Almeria 45 minutes, Murcia 1 hour 30 minutes, Alicante 2 hours and Malaga 2 hours 45 minutes.

### Approximate purchasing costs

Net price - €220,000

Purchase tax - €15,400

Land registry - approx. - €550

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €19,000

Final Payment on completion - €198,000

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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