



Commercial

 50 m<sup>2</sup>

REF: VHCO 2511

## Mojacar Playa

**€150,000**

Business premises on the 1st floor of the main commercial centre in Mojácar Playa with water and electricity installed and a built area of 54.00 mts<sup>2</sup>.

The business premises can be entered by lift, stairs or ramps. This extremely visible business premises is ready, and all the new owner needs to do to start trading is decide what type of commerce or business to set up, apply for the relevant opening license and start trading.

### Approximate purchasing costs

Net price - €150,000  
Purchase tax - €10,500  
Land registry - approx. - €375  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €12,000  
Final Payment on completion - €135,000

### Approximate running costs

Yearly council rates (IBI) - €278.07  
Quarterly rubbish collection - €37.07  
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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