



Commercial

 110 m²

REF: VHMx 2556

Mojacar Playa

€154,000

Large corner ground floor commercial premises for sale in a central location of Mojacar Playa, Almeria, Andalusia with a private front terrace and the beach opposite.

The commercial premises are on the ground floor of the La Ermita urbanisation, with apartments on the first floor. There are several windows for natural light on the front, back and side of the premises. The front entrance has a roller security shutter and the back entrance has metal double doors. There are other working businesses in the adjacent commercial spaces. Crossing the main road is the sea. Parking is available right outside. There is also the possibility to park outside the back entrance of the property, inside the community area.

Location

The exact location is marked with a pin on the Google map.

Airports

Almeria airport is a 45 minute drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

Golf Courses

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

Approximate purchasing costs

Net price - €154,000

Purchase tax - €10,780

Land registry - approx. - €385

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €12,400

Final Payment on completion - €138,600

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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