



Commercial
17 bedrooms
10 bathrooms
🏠 850 m²
🌳 2 hectares
🔑 Private

REF: VHMx 2719

Velez Rubio

€850,000

Rural Self-Catering Apartments for Sale in South East Spain: Velez Rubio in Almeria, Andalusia on a large plot of land with fruit trees as well as a swimming pool and social rooms.

Overview: Located near the Natural Park of Sierra Maria-Los Vélez, this well-established and successful self-catering apartment business is a golden opportunity for potential investors. Boasting 16 years under the same ownership, the property is situated a mere ten-minute drive from the charming town of Vélez Rubio. With guests arriving from all corners of the globe, especially Spain and Europe, this property proudly holds an excellent rating on Booking.com and is accredited for sustainable tourism. It offers boundless growth potential and could even serve as a remote working hub.

Layout:

- Total Apartments (9):
- One-Bedroom Apartments (3):
- Standard (2): Split-level with kitchen, lounge, and diner on the lower floor; bathroom and bedroom upstairs. Offers breathtaking views of the Mahimon and La Muela mountains.
- Adapted for Disabled (1): Ground-floor apartment ensuring accessibility.
- Two-Bedroom Apartments (6):
- Ground Floor (3): Apartments 4, 5, and 6.
- First Floor (3): Apartments 7, 8, and 9, each with enchanting balconies in the bedrooms.
- Apartment Amenities: Each unit is complete with heating, air conditioning, a self-contained kitchen, lounge/diner, and bathrooms with a bath and/or shower. Beds are adaptable for convenience, with travel cots and small beds available for children up to age 5.
- Communal Areas:
- Reception: Welcomes guests with information about the surrounding area, books, maps, and more.
- Bar: Offers drinks, ice creams, coffee, and light breakfasts.
- Social Rooms (2): One equipped with a table tennis table, and another for guests to relax. Both rooms, along with the bar area, can accommodate group bookings.
- Toilets (2): Including one adapted for disabled use.

External Areas:

- Plot: 2 hectares covered with almond, olive, fig, and pomegranate trees.
- Views: Magnificent vistas of the Mahimon and La Muela mountains, coupled with the surrounding

beautiful countryside.

- Pool Area: A 12x5 metre swimming pool accompanied by sun loungers and umbrellas.
- Outdoor Dining: BBQ facilities and outdoor tables and chairs for each apartment.
- Numerous local walks and rural activities.

Additional Features:

- Storage: Three dedicated storerooms for laundry, cleaning products, and maintenance equipment.
- Connectivity: Internet and WiFi available throughout.
- Owner's Accommodation: A comfortable space with a lounge, kitchen/diner downstairs, and a bathroom and two bedrooms upstairs.
 - 5000 litre deposit.
 - 2 wells

Sale Inclusions:

- Turnkey Business: The property, the operating company (Sociedad Limitada) with all necessary trading licences, fixtures, and fittings (excluding personal items of the owners).
- Online Presence: A newly designed website optimized for direct bookings.
- Opportunities for Expansion: Enough space to introduce a restaurant or enhance the food offerings.
- Location Advantages: Close to four international airports, the Natural Park, local towns, and some of Spain's most beautiful beaches (a 40 minute drive away).
- Reputation & Licenses: All essential business and tourism licenses, sustainable tourism certificate, and a prestigious 9.3 rating on Booking.com.
- Mains electric and water.

This is a fantastic opportunity to not only own a slice of Spanish paradise but also a flourishing business with untapped potential.

Location

For the precise location, see the pin on Google maps above.

Airports

Murcia airport is a 1 hour drive away.

4 Golf Courses

Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf, Alhama Golf Resort in Murcia.

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

Approximate purchasing costs

Net price - €850,000
Purchase tax - €59,500
Land registry - approx. - €2,125
Notary fees - approx. - €2,550
Conveyancing - approx. - €1,500

Standard forms of payment

Reservation deposit - €3,000
Remainder of deposit to 10% - €82,000
Final Payment on completion - €765,000

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.

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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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