




Commercial

 105 m<sup>2</sup>

EPC Consumption: C

EPC Emissions: F

**REF: VHCO 2741**

## Mojacar

**€165,000**

Freehold of a commercial premises on the commercial center in Mojácar Village.

The premises with 105 mts<sup>2</sup> built has easy access and is already connected all utilities. Part of the main shopping center is located in the heart of Mojácar Village and therefore a place where many people passes by every day of the week, especially during the holidays and the summer months, when the number of visitors to the village increases significantly. Virtual viewing is also available. For more information or to book a viewing appointment please contact our office.

### Approximate purchasing costs

Net price - €165,000

Purchase tax - €11,550

Land registry - approx. - €413

Notary fees - approx. - €700

Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000

Remainder of deposit to 10% - €13,500

Final Payment on completion - €148,500

### Approximate running costs

Yearly council rates (IBI) - €336.12

Monthly community fees - €59.00

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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