





Commercial

 384 m<sup>2</sup>

 630 m<sup>2</sup>

**REF: VHMx 2829**

## Los Gallardos

**€1,250,000**

For sale: The renowned restaurant "La Venta de Alfaix" and the adjacent supermarket, offering a prime business opportunity in Alfaix, Los Gallardos, Almeria. This property features a total built area of 384m<sup>2</sup>, comprising a 282m<sup>2</sup> restaurant/bar and a 102m<sup>2</sup> supermarket, set on a 630m<sup>2</sup> plot. The restaurant also boasts an 83m<sup>2</sup> terrace, perfect for outdoor dining, accommodating 70 of the 140 total covers (70 inside, 70 on the terrace). Ample street parking is available for patrons.

"La Venta de Alfaix" is a well-established business since 2003, fully equipped and ready for immediate operation. The restaurant operates 10 months a year with a dedicated team of five employees plus the owner. It enjoys a strong online presence with high ratings: 4.2 stars on Google and 4.5 stars on Tripadvisor.

Located just minutes from the motorway and a 15-minute drive from the coast, the restaurant offers stunning views of the Sierra Cabrera mountains. Across the street, El Pueblito de Alfaix—a part of the Holiday Property Bond portfolio—provides a steady stream of business from its 40,000 investors who have exclusive access to over 1,500 properties in more than 30 locations.

The supermarket, currently rented along with an office space, offers flexibility for new owners to continue leasing or integrate it into the restaurant business. This dual property sale presents a unique investment opportunity in a picturesque setting with an established customer base and excellent reputation.

**Location:** For the exact location please click "enlarge" on the Google map, above right. It's just a short 15.6 km (22-minute car ride) away from the beaches of Mojacar.

**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.

**4 Golf Courses:** Mojacar: Marina de la Torre, Vera: Valle del Este, Cuevas de Almanzora: Desert Springs, Pulpi: Aguilon Golf.

**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.

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.

**Approximate purchasing costs**

Net price - €1,250,000  
Purchase tax - €87,500  
Land registry - approx. - €3,125  
Notary fees - approx. - €3,750  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €122,000  
Final Payment on completion - €1,125,000

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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