



Commercial  
One bathroom  
🏠 71 m<sup>2</sup>  
EPC Consumption: C  
EPC Emissions: B

**REF: VHCO 2848**

## Mojacar Playa

**€175,000**

Great opportunity to purchase a freehold business premises in the Indalo Commercial Centre by the Red Cross roundabout and next to the Pueblo Indalo. The business premises measures 71 mts<sup>2</sup> and can be accessed by either Calle Zurbaran or by the internal area of the commercial centre.

It has been set up as a health, slimming clinic & physio centre o beautician salon and is comprised of a reception room, 3 consulting rooms, an office, a bathroom and a storeroom. The property is fully air conditioned, has mains water (hot and cold) and electricity and is being sold furnished and equipped as seen.

A great opportunity for a professional looking for a key ready premises to start a health, slimming clinic, physio centre or beautician salon or both in a prime location of Mojácar Playa with plenty of street parking.

For more information or to book a viewing appointment please visit our office or contact us by phone or e-mail. Virtual viewing is also available.

### Approximate purchasing costs

Net price - €175,000  
Purchase tax - €12,250  
Land registry - approx. - €438  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

### Standard forms of payment

Reservation deposit - €3,000  
Remainder of deposit to 10% - €14,500  
Final Payment on completion - €157,500

### Approximate running costs

Yearly council rates (IBI) - €268.76  
Monthly community fees - €111.38

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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