



Commercial  
One bathroom  
🏠 65 m<sup>2</sup>

REF: VHMX 2900

## Antas

€110,000

Ice Cream & Coffee Business for Sale – Fully Equipped & Licensed Business in Antas, Almeria, Andalusia.

A fantastic opportunity to own a fully equipped ice cream parlour with a business licence in the local town of Antas, Almería. Located just 20 minutes from the coast and a short drive from Vera and Mojacar, this ready-to-go business serves ice creams, sorbets, granizados, and coffee. With no community fees, it offers an excellent investment for those looking to start or expand their hospitality venture.

The business is situated on the main road next to the school and comes fully furnished, including essential equipment like coffee machines, freezers, and more. The interior is well-maintained, with a functional layout that allows for efficient service. Additionally, there are two air conditioning units for year-round comfort, ensuring a pleasant experience for customers.

Additional features include a communal terrace, providing an inviting outdoor space for patrons to enjoy their treats. The business is strategically located in a well-frequented area, making it a great opportunity for those looking to step into a profitable food and beverage venture with everything set up and ready to go.

- Fully licensed ice cream parlour and coffee shop
- Turnkey business – all furniture and equipment included
- Located in Antas, Almería – 20 minutes from the coast
- No community fees
- Two air conditioning units
- Includes coffee machine, freezers, and all necessary equipment
- Communal terrace for customer seating
- Sells ice cream, sorbets, granizados, and coffee
- 1 toilet

Location: For the precise location, see the pin on the map (above right).

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 - €110,000  
Purchase tax - €7,700  
Land registry - approx. - €275  
Notary fees - approx. - €700  
Conveyancing - approx. - €1,500

**Standard forms of payment**

Reservation deposit - €3,000  
Remainder of deposit to 10% - €8,000  
Final Payment on completion - €99,000

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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