

Commercial
2 bathrooms
140 m²

REF: VHMX 2991

La Alfoquia

€85,000

Commercial Premises for Sale in La Alfoquía, Zurgena, Almería

Commercial premises for sale on Calle Guillermo Simonelli in La Alfoquía (municipality of Zurgena), in a convenient street-level position directly opposite the local school.

The property offers a total built area of 140 m² and benefits from double-height ceilings, creating a bright and spacious interior with a great sense of volume.

The current owner has created an internal division, resulting in two separate areas:
- Main area: approx. 110 m²
- Secondary area: approx. 30 m²

This layout provides flexibility for a variety of commercial or professional uses.

The premises also include:
- 2 bathrooms
- A kitchen area fitted with an extractor fan

This is the sale of the property itself, not a traspaso, and no business is being transferred — offering a blank canvas for the new owner to adapt the space to their needs.

An excellent opportunity to acquire a well-sized commercial unit in a central and visible location within La Alfoquía.

Location
For the exact location of the property, please refer to the map above.

Airport Connections (approx. by car)
- Almería Airport (LEI): ~1 h 15 min (approx. 95 km)
- Murcia Airport (Corvera – RMU): ~1 h 15 min (approx. 120 km)
- Alicante Airport (ALC): ~2 h (approx. 200 km) (widely used regional estimate for properties in nearby areas)

• Málaga Airport (AGP): ~2 h 45 min (approx. 280–300 km) (regional travel time typical from your zone)

Golf Courses (approx. by car)
• Marina de la Torre Golf (Mojácar): ~35–40 min (around 40 km from Zurgena)
• Desert Springs Golf Club (Cuevas del Almanzora): ~35–40 min (approx. similar distance to Mojácar courses)
• Valle del Este Golf Resort (Vera): ~30–35 min (approx. 30 km)
• Aguilón Golf (Pulpí): ~45–50 min (approx. 50 km regionally typical distance)

About Us
Mojacar Estates has been a trusted independent property sales and holiday rentals agency since 1982. Our experienced team—each with over 20 years in the industry—provides a professional and reliable service. We speak English, Spanish, and German, and offer a wide selection of properties for sale and rent in Mojácar and the surrounding areas, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos, and San Juan de los Terreros.

Legal Note
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.

The information provided to the consumer regarding taxes and price will be valid for 24 hours, as it may be subject to variations in price or modifications to taxes or community fees.

Approximate purchasing costs
Net price - €85,000
Purchase tax - €5,950
Land registry - approx. - €213
Notary fees - approx. - €700
Conveyancing - approx. - €1,500

Standard forms of payment
Reservation deposit - €3,000
Remainder of deposit to 10% - €5,500
Final Payment on completion - €76,500

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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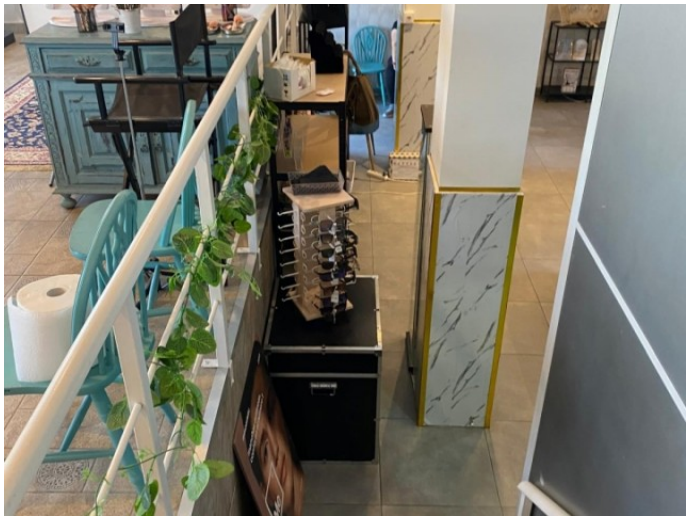












info@veritashomes.co.uk | +34 950 472 430 | https://veritashomes.co.uk/2991

Veritas Homes: Av Andalucia, Parque Comercial, Planta 2 - Local 78 - Mojacar - 04638