

Erhvervsejendom til salg i Javea, Alicante

475.000€



Successful family restaurant business, selling due to the retirement of the owners. Frequenting by many locals and expats on a daily basis. Close to Arenal beach, with a large terrace. Sold as a freehold property. Offering kitchen, bar, bathrooms, terrace, and restaurant dining area. Highly recommended. Alternatively, you can pay a 70,000 euros *traspasa*/transfer and rent for 1300 a month in rent. This is a guide to the complete and full costs of buying a €475,000 resale commercial property (bar) in Alicante, Spain.

WITHOUT mortgage: Purchase price €475,000 + Property Transfer Tax (ITP 10%) €47,500 + Notary fees approximately €1,500–€2,500 + Land Registry fees approximately €1,000–€1,500 + Lawyer / conveyancing fees approximately €4,000–€6,000 + Optional administration / *gestoría* / NIE costs approximately €500–€1,000 = total estimated purchase cost approximately €529,500–€533,500.

WITH commercial mortgage: Purchase price €475,000 + Property Transfer Tax (ITP 10%) €47,500 + Notary fees (purchase) approximately €1,500–€2,500 + Land Registry fees (purchase) approximately €1,000–€1,500 + Lawyer / conveyancing fees approximately €4,000–€6,000 + Optional administration / *gestoría* / NIE costs approximately €500–€1,000 + Mortgage valuation fee approximately €500–€800 + Mortgage notary & registry fees approximately €700–€1,500 + Bank arrangement / opening fee approximately €0–€2,000 = total estimated purchase cost approximately €531,700–€540,800.

Estimated cash required at completion with commercial mortgage: 50% LTV loan (typical conservative lending): approximate cash required €280,000–€288,000. 65% LTV loan (upper range if bank offers higher): approximate cash required €194,000–€202,000.

Disclaimer: This is for guide purposes only and does not constitute the final offer, which is dependent on an individual buyer's situation, and does not include any discounts or enhancements given.

 0 soveværelser
 Double Bedrooms: 3
 Patio

 1 badeværelse
 Furnished

 126m² Byg størrelse
 Key Ready