

Handelsimmobilie zu verkaufen in Javea, Alicante

475.000€



Successful family restaurant business, selling due to the retirement of the owners. Frequentated 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 Schlafzimmer
☒ Near Schools
☒ Parking - Space
☒ Useable Build Space: 166 Msq.
☒ Key Ready
☒ Central Heating, Air Conditioning:
Yes

 1 Bad
☒ Near Trees
☒ Patio
☒ Views: Villas
☒ Airport: 60 Minutes
☒ Furnished
☒ Kitchen: 15 Msq.

☒ Near Childrens Parks
☒ Number of Parking Spaces: 2
☒ Terrace: 40 Msq.
☒ WC: 1
☒ Beach: 1 Minutes
☒ Key Ready
☒ Near bus route