

Commercieel vastgoed Te koop in Javea, Alicante

475.000€



Successful family restaurant business, selling due to the retirement of the owners. Frequented 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

-  0 slaapkamers
- Furnished
- Near Bus Route
- Key Ready

- Terrace: 40 Msq.
- Parking - Space
- Beach: 1 Minutes

-  1 badkamer
- Near Schools
- Near Trees
- WC: 1

- Useable Build Space: 166 Msq.
- Kitchen: 15 Msq.
- Views: Villas

-  126m² Bouwgrootte
- Near Childrens Parks
- Number of Parking Spaces: 2
- Central Heating, Air Conditioning:
Yes
- Patio
- Airport: 60 Minutes