

# Manilva

Commercial / Local Comercial

€360,000

Ref: J19799



165 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€360,000 (£309,683)
Transfer tax 7% .....	€25,200 (£21,678)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,290)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,581)
Remainder of deposit to 10% .....	€33,000 (£28,388)
Final Payment of 90% on completion ...	€324,000 (£278,715)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Generous sized (165m<sup>2</sup>) freehold commercial unit for sale in the popular commercial centre of Los Hidalgos. The commercial centre has 2 supermarkets, a Bazaar, real agent agency, restaurants, private health centre and 2 gyms. Los Hidalgos commercial centre is located at the entrance of the urbanisation strategically facing the A7, near duquesa marina and duquesa golf course. Currently operates as a furniture store and includes a toilet and store room towards the back of the unit. The secure premises is well presented with a modern feel and further benefits from censored glass sliding doors, air conditioning and fibre optics internet. This is a must see for any business opportunity. Come view with me!

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible