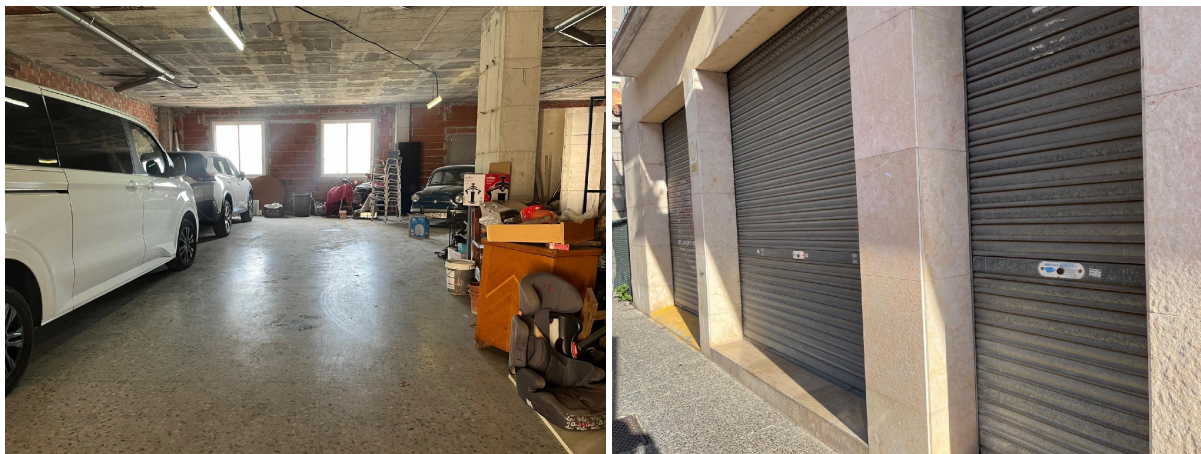


## commercial premise for sale Arbúcies, Selva



**\*\*Commercial Premises for Sale in the Heart of Arbúcies\*\***~~Unique opportunity! This spacious 220 m2 ground-floor commercial premises is located on one of the most central streets of Arbúcies, offering excellent visibility and access. With three openings that allow natural light and the possibility of installing display windows, this space is perfect for any type of business. The automatic security shutter ensures security and convenience.~~The large open-plan area is adaptable to multiple uses, whether a bar/restaurant, supermarket, or even a car park. It also includes a restroom and a 30 m2 terrace overlooking a beautiful green area and the stream, ideal for enjoying the outdoors. The rectangular layout of the premises facilitates space organization and maximizes its functionality.~~Located in a well-connected area, with access to the AP7 motorway just 15 minutes away, 40 minutes from Girona, 30 minutes from the Costa Brava, and an hour from Girona, and with access to the Eix Transversal de Catalunya highway, this commercial space also benefits from a public parking area directly behind it. Equipped with a smoke extraction system, this premises is the perfect option for entrepreneurs looking to establish themselves in a strategic location. Don't miss this opportunity and come visit!~~In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as current sectoral regulations, it is stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below:~~~ Property Transfer Tax (ITP): The current tax rate in the Autonomous Community of Catalonia will apply (Property Value up to €600,000 = 10% (CÁLCULO 20.000€), from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable depending on the buyer's personal circumstances or the property's characteristics, or the reduced rates of 3% or 4% applicable, under legally established terms, for the acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements of current regulations are met. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.~~~ Notary Fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notary tariff.~~~Registry Expenses: Registration in the Property Registry will be invoiced according to the official tariff established in ANNEX I of Royal Decree 1427/1989, of November 17, which approves the tariff for Property Registrars.~~~ Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to 1.200 € (VAT included).~~~ Seller's Agency Fees: Included in the retail price (PVP).~~~ Buyer's Agency Fees: Please note that professional fees may be charged to the

buyer in cases where real estate personal shopper (PSI) services have been contracted. NOT LINKED TO THE PURCHASE PRICE.~~For exhaustive information on the operation, tax rates, and ITP bonuses in Catalonia, you can consult the official portal of the Catalan Tax Agency: (please use the form to respond )

## property details

Spanishstate id: **6325496**  
reference: **7380SRP**  
close to/ located: **Arbúcies**  
region: **Selva**  
property type: **commercial premise**  
rooms: **not available**  
property surface: **200 m2**  
surface plot: **- m2**  
price: **€ 200.000**

## contact

real estate agent: **Kw Girona One**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34644472277**