

## commercial premise for sale Blanes, Selva



Ground-floor commercial space in Blanes – Sunny – Ideal for take-away food – Potential to convert into a residence with parking~~For sale: ground-floor commercial space in Blanes, located on Calle Asturias, with direct and independent access from the street.~~The property has a usable area of 137.46 m2, with a practical layout that includes a main area, storage room, and bathroom. It is a very sunny space, providing natural light for most of the day.~~Currently, it is ready for take-away food business, equipped with a smoke outlet and extractor hood, allowing immediate start of activity. Additionally, it features an electric shutter, offering convenience and enhanced security.~~Thanks to its versatility, the property is suitable for various types of businesses or professional activities. As an added value, there is the possibility of converting it into a residence, with the option to add a parking space, making it an excellent opportunity for both investors and individuals.~~Located in a well-established area of Blanes, with multiple possibilities.~~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% (11.100€), 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: **6351023**  
reference:: **7393Local\_Blanes**  
close to/ located: **Blanes**  
region: **Selva**  
property type: **commercial premise**  
rooms: **not available**  
property surface: **145 m2**  
surface plot: **- m2**  
price: **€ 111.000**

## contact

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