

## commercial premise for sale Torrox, Axarquía



Magnificent Corner Commercial Premises a Few Meters from the Sea – Costa del Oro Urbanization (Torrox Costa) ~Premium Location and Guaranteed Visibility~Situating in one of the most dynamic and established areas of Torrox, specifically on the ground floor of the Centro Comercial B Block within the prestigious Costa del Oro Residential Urbanization. As a corner premises, it boasts exceptional visibility facing common pedestrian access areas with high foot traffic, which guarantees a continuous showcase and a constant flow of potential clients. ~Ample Space and Smart Distribution on Two Levels~The property stands out for its magnificent utilization of space, offering endless possibilities for any type of business thanks to its structural distribution: ~Main Floor: It has an official built area of 180.34 square meters. It is an openplan, comfortable, and very bright space, ideal for customer service, product exhibition, or the main work area. ~HighCapacity Lower Floor: One of the major added values of this property is its basement floor. This lower level equals or even slightly exceeds the main floor in size, providing an extraordinary extra space that doubles the operational potential of the premises. ~Mechanized Connection: To guarantee maximum logistical convenience, both floors are perfectly connected by a practical freight elevator, facilitating the transfer of merchandise, stock, or heavy furniture from one level to another effortlessly. ~Functional Equipment and Service Areas~The premises are fully adapted to commence activity or to be tailored to your specific needs, including: ~Backroom: A reserved and independent space in the rear area, ideal for a management office, quickaccess storage, or order preparation. ~Full Bathroom: Private sanitary equipment in perfect condition to serve both staff and clients. ~Automatic Shutters: Guaranteed comfort and security thanks to its motorized exterior closures, which facilitate the daily opening and closing of the business at the push of a button. ~A robust, versatile, and strategically located property, designed for entrepreneurs seeking to elevate their business quality and possess a generous storage and exhibition space in the heart of the Costa del Sol. ~Estimated expenses payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP), (Law 5/2021 on Transferred Taxes), whose maximum general rate is 7%. The taxable base shall be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the personal circumstances of the buyer. Public deed expenses and registration fees in the Property Registry are regulated by official tariff (RD 1426/1989) and (RD 1427/1989) respectively. Estimated guideline between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative agency (if voluntarily contracted, free fees): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) expenses are payable by the seller (art. 104 TRLRHL). Estimated total cost for the buyer: €935,000. This estimate is for

guidance purposes and is provided in accordance with art. 20.1. c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are payable by the seller. SDM.

## property details

Spanishstate id: **6385861**  
reference:: **7305SDM**  
close to/ located: **Torrox**  
region: **Axarquía**  
property type: **commercial premise**  
rooms: **not available**  
property surface: **180 m2**  
surface plot: **- m2**  
price: **€ 850.000**

## contact

real estate agent: **Keller Williams Marbella**  
name: **not available**  
spreek: **not available**  
telefoon: **+34952831200**