

## commercial for sale Arbúcies, Selva



Unique opportunity in Arbúcies! Commercial space for sale, Ref. Fonaments 3428, currently operating as a bar/restaurant. With a usable area of 259.40 m2 spread over two floors, this establishment offers everything needed to continue operating this business or start a new one. The ground floor features a spacious, equipped dining room, a bar area with a coffee machine, shelving, a dishwasher, a sink, and a fully equipped kitchen with a stove, oven, freezer, microwave, sink, shelving, a work area, and more. The kitchen opens onto the rear terrace. In the basement, you'll find two restrooms, spacious storage areas, cold storage (two refrigerators and a freezer), and an office.~~The premises stand out for their aluminum exterior and large windows that provide excellent light throughout the ground floor. Additionally, you have the right to use the sidewalk terrace in front of the business, perfect for attracting more customers. Located on the most commercial street in Arbúcies, it is close to schools, a secondary school, and a primary school, ensuring a constant flow of potential customers.~~Arbúcies is just 15 minutes from the highway, 30 minutes from the Costa Brava, 40 minutes from Girona, and 1 hour from Barcelona, making it a strategic location for any type of business. The premises have air conditioning with a heat pump, alarm systems, and a smoke vent. Don't miss this opportunity and check the terms of sale to arrange a viewing! The price includes the premises and the transfer of the business (machinery and other items).~~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% (22.000€), 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 600€ (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 **6384768**  
id:  
reference:: **7258SRP**  
close to/ located: **Arbúcies**  
region: **Selva**  
property type: **commercial**  
rooms: **not available**  
property surface: **259 m2**  
surface plot: **259 m2**  
price: **€ 220.000**

## contact

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