

## commercial for sale Arbúcies, Selva



Fantastic opportunity in the heart of the city! This versatile property, ideal for a warehouse, workshop, or even a new residential development, offers a total of 244 m2 of built space, divided into two units. The first unit has 117 m2 of usable space and direct street access, while the second unit adds 105 m2 of usable space. In addition, you'll enjoy a private 78.60 m2 interior patio, perfect for providing natural light for any activity.~~With building rights allowing for up to four stories at the front and four at the rear, this property is not only an excellent commercial investment but also offers the possibility of building bright apartments in a quiet and well-connected area. Just 15 minutes from the AP7 motorway and 30 minutes from the beautiful Costa Brava, the location is unbeatable.~~The property boasts a 7.5-meter frontage and a depth of 52 meters, guaranteeing excellent visibility. Furthermore, the rooftop terrace offers panoramic views of the town, creating an ideal space to enjoy the outdoors. Don't miss the opportunity to visit this commercial space/garage without obligation and discover its full potential. Contact us today!~~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 35.000€), 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

Spanishestate **6384771**  
id:  
reference:: **7272SRP**  
close to/ located: **Arbúcies**  
region: **Selva**  
property type: **commercial**  
rooms: **not available**  
property surface: **244 m2**  
surface plot: **244 m2**  
price: **€ 350.000**

## contact

real estate agent: **Kw Girona One**  
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