

commercial for sale Nerja, Axarquía



PREMIUM INVESTMENT IN NERJA: 350m2 Asset in Capistrano Playa~~ATTENTION INVESTORS: Unique Asset with High Potential on the Costa del Sol.~~We present an exceptional investment opportunity in the exclusive urbanization Capistrano Playa, Nerja. An unbeatable location with direct access to the beach and consolidated high tourist/residential demand.~~This real estate asset boasts a generous surface area of 350 m2, offering a blank canvas to materialize a project with significant capital appreciation in one of Málaga's most coveted destinations.~~Key Advantages of this Investment:~~Exceptional Size: The 350 m2 offer spaciousness and versatility for diverse configurations.~~Premium Location: In Capistrano Playa, synonymous with exclusivity and proven profitability.~~Rising Market: Nerja is a real estate market in constant growth, ideal for mid-to-long-term investment.~~Bespoke Project: Great flexibility to adapt the space to the specific needs of the market or the investor.~~This property is ideal for an investor seeking an asset with great transformation potential and profitability guaranteed by its location and square footage.~~Please contact only if you are a qualified investor or developer to receive the full dossier.~~The Abbreviated Information Document (DIA) is available for

your review. ~Estimated Buyer's Expenses~The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Cedated Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the deeded price and the Cadastral Reference Value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances.~~Breakdown of Estimated Costs:~Notary Fees: Regulated by official tariff (RD 1426/1989). Estimated between €500 and €2,000.~~Land Registry Fees: Regulated by official tariff (RD 1427/1989). Estimated between €250 and €1,500.~~Gestoría (Administrative Agency): (Optional service, free-market fees). Estimated between €300 and €500.~~Municipal Capital Gains Tax (IIVTNU): These costs are the responsibility of the seller (Art. 104 TRLRHL).~~Total Estimated Cost for the Buyer: [XXX.XXX]€ (+10%)~~Legal Disclaimer: This estimate is indicative and provided in accordance with Art. 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer.~~PROFESSIONAL FEES: These are covered by the seller and are included in the asking price.~~MMB

property details

Spanish state id:	6334829
reference::	7119-MMB
close to/ located:	Nerja
region:	Axarquía
property type:	commercial
rooms:	not available
property surface:	350 m2
surface plot:	- m2
price:	€ 530.000

contact

real estate agent:	Keller Williams Marbella
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