



Commercial
One bedroom
One bathroom
+ Cloakroom / WC
🏠 278 m²
🏠 470 m²

REF: ME 1819

Cabrera

€490,000

This unique restaurant is for sale and is located in the picturesque development of Cabrera, set in the hills of Sierra Cabrera in the south of Spain; 10 minutes from the village of Turre and 25 minutes from Mojacar, Garrucha and Vera beaches in Almeria, Andalusia.

The building itself is historical, dating back to the days of the Moors and Christians in the 11th century, when it was built as a Mosque and later was converted to a Catholic church and more recently into the popular and unique restaurant it is today.

It is in a tranquil location blending historic and gastronomic excellence with stunning views of the mountains. From the west terrace, you can dine overlooking the fabulous views of the valley and mountains with the backdrop of the 700 year old Moorish tower.

The interior decor is charming, warm and full of character. There is seating capacity for 65 inside and 70 outside on the west facing terraces plus another 75 on the east facing patio terrace which has a further top terrace. Ideal for weddings and other receptions including live music functions.

There is an additional first floor activity / meeting room of 55m2 with a pool table.

The kitchen and restaurant are extremely well equipped with a 3m x 3m compartmented walk-in fridge / freezer. Various coolers, and fridge's etc.

Also included are the following:

sales@mojacarestates.com

+34 950 478 935

<https://mojacarestates.com/1819>

Mojacar Estates: Paseo del Mediterraneo, 8 - Mojacar - 04638

- A temperature controlled wine room.
- A laundry room.
- 2 store rooms.
- A charming 65m2 one-bedroom apartment above the restaurant.
- A traditional exterior wood burning oven.
- Ample parking area.

EVERYTHING IS INCLUDED IN THE PRICE AND IT IS READY TO START OPERATING IMMEDIATELY.

The 700 year old historical adjacent Tower with plans to convert it into a museum are also included. According to the Junta de Andalucía's Historical and Cultural department, there are only two like this in the whole of Spain. The other tower is situated in Malaga, and has been restored and is open to the public. This Tower could be restored and be a tourist attraction.

The restaurant is Ideal for a professional caterer with experience to promote weddings and others functions, as the location is very unique and photogenic.

Option to also purchase: a beautiful and large 135m2, 3 bedrooms 3 bathrooms modern Town-House opposite the restaurant. As well as the option to purchase adjacent land for building a small hotel.

There are several golf courses within a 20 minute drive.

*****PURCHASE TAXES ARE NOW 7% ON ALL PROPERTIES IN ANDALUSIA (SO TAXES BELOW TO BE ADJUSTED ACCORDINGLY)*****

NET PRICE: 520.000 €

PURCHASE TAXES: 42.800 €

NOTARY FEES - APPROX.: 1.600 €

LAND REGISTRY - APPROX.: 1.500 €

TOTAL PRICE: 565.900 €

Price valid until sold.

Conveyancing not included.

The rates applied are the highest, and the buyer may, due to their characteristics, benefit from some tax deductions. The property A. I. D. is available at our office according to the decree 218/2005 of 11 of October that regulates the information regulation for the consumer in the purchasing-selling of property in Andalusia.

Location

On the above Google map click on "enlarge map" and the exact location of the property in Cabrera, Turre is marked with the pin. Turre has many bars and restaurants, shops and a supermarket, banks, pharmacy, medical centre and school.

Airports

Almeria airport is 45 minutes drive, Murcia airport is 1 hour 20 minutes, Alicante airport is 2 hours and Malaga airport is 2 hours 45 minutes.

Golf Courses

Mojacar golf course: Marina de la Torre, Vera golf course: Valle del Este and Cuevas de Almanzora golf course: Desert Springs.

Approximate running costs

Quarterly rubbish collection - €37.07

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