

Tourist Apartments in Villajoyosa — Ground-Floor Investment with Private Gardens, Costa Blanca

Eight commercial premises fully adapted for tourist residential use, inside two recently completed buildings in central Villajoyosa. Ground floor · independent street access · 2 and 3 bedrooms · private terrace-gardens up to 37 m² · from €275,000 (+ 21% IVA) · delivery December 2026.

FROM

€275,000

+ 21% IVA

BEDROOMS

2–3

Ground floor, no lift

PRIVATE GARDEN

25–37 m²

Every unit

TO THE SEA

900 m

Walkable

INVESTOR SUMMARY · 30 SECONDS

What	Eight ground-floor apartments inside two finished buildings in Villajoyosa, legally classified as <i>locales comerciales</i> and adapted for tourist use. The tourist licence is processed and managed by the developer, in its own name or in the buyer's name, as agreed.
Why it is different	Outside the residential community — the tourist use is written into the Community Statutes and registered at the Land Registry, so it is not exposed to a future community vote. Own street access, private garden, minimal community costs.
The trade-off	21% IVA on purchase instead of 10%, since these are commercial premises, and no access to the building's pool.
Status	Host buildings complete; interior fit-out in progress. Delivery December 2026.

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01 Location — Villajoyosa, Costa Blanca

Villajoyosa (*La Vila Joiosa* in Valencian) sits at the quieter midpoint of Spain's Costa Blanca, between the high-rise energy of Benidorm and the boutique calm of Altea. Its painted old-town seafront, artisan chocolate heritage (Valor's factory is in town) and Blue Flag beaches attract a stable international visitor base — predominantly Belgian, Dutch, French, German and increasingly Polish — much of which returns season after season.

- › **900 m to Playa Centro** — walkable straight down to the seafront promenade
- › **35 min from Alicante–Elche International Airport (ALC)** — direct AP-7 access
- › **14 km to Benidorm, 21 km to Altea** by road — the heart of the Marina Baixa coast
- › Walking distance to old-town restaurants, the weekly market and the TRAM stop (line 1, Alicante–Benidorm)
- › Demand profile: **family beach season (May–Sep), gastronomy shoulder season (Apr, Oct), longer winter stays**
- › Tourist-licence framework **increasingly restrictive** for new permits — existing legal supply is structurally scarce

02 The Asset — Commercial Premises Adapted for Tourist Use

These eight units are legally classified as **commercial premises** (*locales comerciales*) inside two completed residential buildings, fully adapted for tourist residential occupation. The legal classification is not cosmetic — it determines how the licence behaves over time and what role the host residential community can play in the unit's future. We discuss each implication below.

The practical picture

- › The **tourist licence is processed and managed by the developer** — in its own name or in the buyer's name, as agreed — for short-term rental on Airbnb, Booking.com, Vrbo and equivalent platforms
- › Each unit has its **own independent street access** — separate from the residential building entrance
- › Each unit comes with a **private terrace-garden of 25–37 m²**, finished in artificial grass, as the outdoor amenity
- › Ground floor throughout — no lift, no stairs, pram- and wheelchair-friendly
- › IVA on acquisition: **21%** — the standard rate for commercial premises

03 Units

EIGHT UNITS · 2 TYPOLOGIES · PRICES EXCLUDE 21% IVA

UNIT	TYPE	BED	BATH	BUILT M ²	TERRACE M ²	TOTAL M ²	€/M ²	STATUS	PRICE (EX-IVA)
A	Corner	2	2	82.10	32.66	114.76	—	SOLD	—
B	Centre	2	2	86.19	25.83	112.02	€2,455	AVAILABLE	€275,000
C	Centre	3	2	110.98	30.15	141.13	€2,374	AVAILABLE	€335,000
D	Corner	2	2	85.26	30.15	115.41	€2,469	AVAILABLE	€285,000
E	Corner	2	2	81.93	35.45	117.38	—	SOLD	—
F	Centre	2	2	86.35	35.45	121.80	€2,455	SHOW HOUSE	€299,000
G	Centre	3	2	110.98	35.45	146.43	€2,315	AVAILABLE	€339,000
H	Corner	2	2	79.35	36.90	116.25	€2,409	AVAILABLE	€280,000

All prices exclude 21% IVA. Two typologies: **Corner** (A, D, E, H) — wraparound terrace and two-sided light. **Centre** (B, C, F, G) — deeper terrace, single-sided light, larger built footprint on the 3-bed. Unit F is the **show house**: it is offered furnished, and its price includes the furniture. Availability is live at the date of this document; your distributing agency confirms it before any reservation.

04 Why the Asset Class Matters — Commercial-Tourist vs. Residential-Tourist

Two routes to short-term rental investment on the Costa Blanca dominate the market: **(a)** buy a residential apartment and apply for a tourist licence, or **(b)** buy commercial premises already adapted for tourist use. On the platforms — Airbnb, Booking — the guest experience looks similar. The two structures behave very differently underneath.

1 · The community-vote question — pre-agreed in the Community Statutes

The tourist-rental use of the eight commercial units is **expressly established in the Statutes of the Community of Owners** of the development and **registered at the Land Registry**. Every buyer in the residential blocks signs — as part of the public deed of sale — an acknowledgement that the eight ground-floor commercial premises will be used as **tourist dwellings**. In other words, the tourist activity in these units is not exposed to a future community vote: it is a founding rule of the community, accepted in writing by all owners at the moment of their own purchase.

The development is organised around **two separate Communities of Owners**:

1. **Community 1 — Residential amenities.** Integrates the use and enjoyment of all swimming pools, green areas and equipment inside the urbanisation. Only the residential apartments participate in this community.
2. **Community 2 — Shared building services.** Restricted to the shared use of electricity, plumbing, HVAC (interior and exterior of façades) and accessibility (entrance doors, doorbells, letterboxes). The eight commercial units participate **exclusively** in this second community — a minimal-cost structure given the absence of expensive communal elements to maintain.

Conversely, the tourist dwellings located in the commercial premises **do not have the use or enjoyment of the residential amenities** — pool, garden or interior urbanisation. Two clearly separated user profiles coexist: the **residential owner** making residential use, and the **tourist operator** making commercial use.

A residential tourist flat offers one thing the commercial unit does not: **access to communal amenities** (pool, gardens, lifts). For a buyer prioritising personal-use comfort over yield mechanics, that may be the right trade. For the investor whose priority is licence durability, cost efficiency and a clean future exit, the commercial structure wins on more dimensions than it loses.

05 What's Included

Delivered unfurnished but turnkey-ready for fit-out:

- › Fully fitted kitchen with appliances
- › Air-conditioning + heating system (aerothermal) installed
- › Private terrace-garden in artificial grass
- › Independent street access with security door
- › Pre-installation for fibre internet
- › Bathroom fittings included (ceramics + taps)
- › **Municipal certificate of urban-planning compatibility** confirming that touristic use is admissible for each unit under the current PGOU of Villajoyosa (Sector PP-23 «Gasparot 2», compatibility level «b» of Article 27 of the Urban Planning Regulations)

An extra layer of legal certainty. Each commercial unit is delivered with an **individual Municipal Certificate** — issued by the Villajoyosa Town Hall Secretariat, endorsed by the Mayor-President, and supported by the Municipal Technical Report — confirming *ex ante* that the touristic-rental use is compatible with the applicable urban regulations. Since August 2024 the Valencian regulation requires a municipal urban-compatibility report for tourist dwellings, so holding it in advance removes the single most common blocking point of a new registration.

Furniture, decoration and rental fit-out are the buyer's responsibility. Your distributing agency can recommend local interior designers experienced in short-stay product.

06 Personal Use

You may use the apartment yourself. The Valencian tourist-housing framework does not set a general cap on the owner's own nights: what it requires is that the unit is registered and kept available for tourist use under the licence the developer arranges. In practice you block your own dates in the calendar and the unit is marketed for the rest of the year.

Two operating details worth knowing. The tourist-use figure covers **short stays** — under the Valencian regulation, lets of more than ten days to the same guest fall under a different legal figure. And since August 2024 the entry in the Registro de Turismo carries a **five-year validity**, renewable, rather than being indefinite.

You operate the rental activity yourself, or through a property management company of your independent choice. We do not offer rental management.

07 Rental Returns — What to Expect

We do not publish income projections. Short-stay yields depend on pricing strategy, fit-out quality, property manager, seasonality and platform mix — all of which sit outside the scope of this document. Anyone showing you a guaranteed yield headline on a deck is selling, not forecasting.

Our recommendation: before signing the private contract, contact two or three property management companies operating specifically in the Villajoyosa / Marina Baixa segment. A good local PM will deliver a rental analysis based on real comparables (live AirDNA or Mabrian data, their own historical occupancy, ADR per typology). That is the most honest projection you can obtain.

The structural context the product sits inside, however, is supportive: ground-floor apartments with private gardens and independent access are an under-supplied format in Villajoyosa. Guests who specifically value privacy, outdoor space, pram or wheelchair-friendly access and a non-shared entrance — families with small children, mature couples, digital workers in winter — typically pay a premium for these attributes. That premium is what your local PM will quantify against the comparable set.

08 Payment Schedule

Three stages · all amounts over the agreed price + 21% IVA

- 1 Reservation**
€6,000
On signing the reservation document · credited to the price
- 2 Private purchase contract**
25% of price + 21% IVA
Within 30 days of the reservation
- 3 Public deed (escritura)**
Remaining balance + IVA
December 2026

Buyer assumes notary fees, Land Registry fees and **AJD** (stamp duty — the sale is subject to IVA, so ITP does not apply). *Plusvalía municipal* by the seller. Technical project and licence fees borne by the developer.

– What exactly are these apartments legally?

Commercial premises (*locales comerciales*) inside two completed residential buildings, fully reformed for tourist residential use. They are not classified as residential dwellings and do not form part of the residential *comunidad*. They are operated as short-term rental on Airbnb, Booking and similar platforms.

– Who arranges the tourist licence?

The developer. The tourist licence is processed and managed by the developer, in its own name or in the buyer's name, as agreed in each case. Every unit is delivered with its individual municipal certificate of urban-planning compatibility, which is the prior condition the administration examines.

– Why 21% IVA instead of 10%?

The 10% reduced rate applies to properties classified as residential dwellings. Commercial premises attract the standard 21% rate. Your *asesor fiscal* can confirm how it applies to your personal or corporate position.

– Can I use the apartment personally?

Yes. The Valencian framework does not cap the owner's own nights; it requires the unit to stay registered and available for tourist use. You block your dates and the unit is marketed for the rest of the year.

– Is there access to the building's swimming pool?

No. The units do not belong to the residential *comunidad*, so they have no access to the communal pool or other communal areas of the host building. Each apartment has its own private terrace-garden (25–37 m²) as outdoor amenity.

– Are the apartments furnished?

No — delivered unfurnished, with the kitchen fully equipped with appliances and air-conditioning plus aerothermal heating installed. The only exception is the show house, unit F, which is sold furnished. Furniture, decoration and rental fit-out are otherwise the buyer's responsibility.

– Who manages the rental?

You do, or a property manager of your independent choice. We do not offer property management services. We recommend talking to two or three local managers in the Villajoyosa / Marina Baixa area before purchase to validate the income assumptions.

– When is delivery?

December 2026. The residential host buildings are already structurally complete; the interior fit-out of the commercial units is the work currently in progress.

– What are the running costs as an owner?

Low community fees, since the units carry no pool or green-area maintenance. The main recurring costs are IBI (property tax — of the order of €500/year), the municipal waste levy, IVA on rentals once it applies, and any property management fees you contract.

This document is for informational purposes only and does not constitute legal, tax or financial advice. Tax treatment and any other regulatory matter must be confirmed with your own qualified Spanish advisors (*abogado + asesor fiscal*). Rental income estimates should be validated independently with local property managers. Areas, prices, availability and delivery dates are subject to final measurement, contract and applicable regulation. Photographs and renderings are indicative. For details on the developer, guarantees, notary, banking and contractual terms, please contact your distributing real-estate agency.