

## Good opportunity: Building plot in El Paso

El Paso

T- 3580



plot area	490 m <sup>2</sup>
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altitude	708 m
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<b>price</b>	<b>36.000 €</b>
plus brokerage	3 %

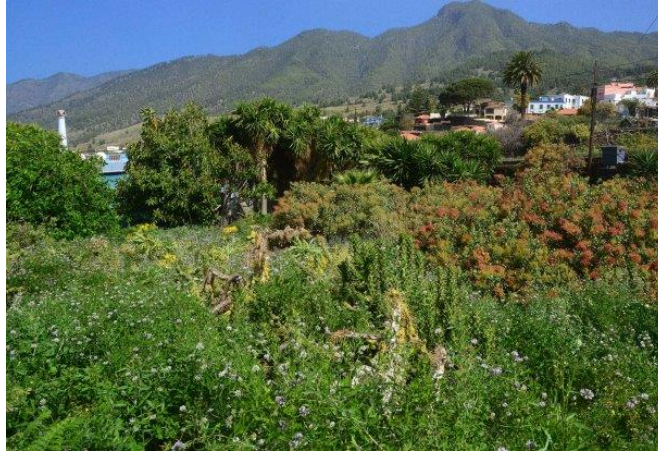
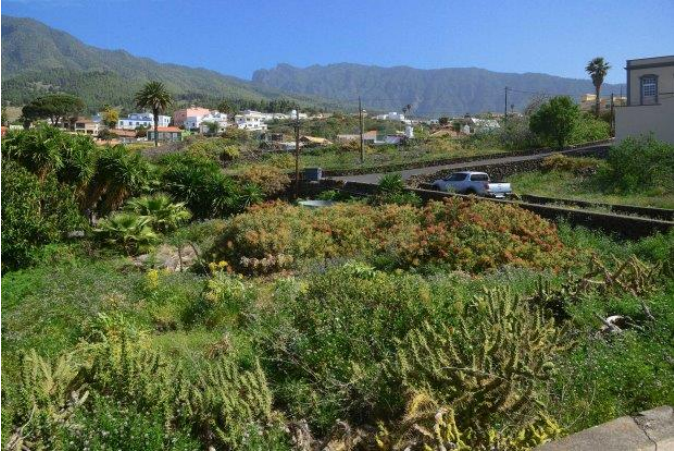
### Location

On the edge of the municipality of El Paso in the district of Fátima at approx. 700 metres above sea level with beautiful sea views. Distance to the village centre with all shopping and school facilities approx. 650 m, to the sandy beach and the marina of Tzacorte approx. 11 km, to the international airport approx. 23 km and to the nearest nuclear power station approx. 1,640 km.

The plot is in a very quiet location to the north of the centre of El Paso. It may be built on by anyone (i.e. not just those affected by the volcanic eruption) with up to two residential buildings of up to 203 m<sup>2</sup> or 180 m<sup>2</sup> gross floor area on 2 storeys. In the case of a single-storey building, a maximum floor area of two by 120 m<sup>2</sup> can be built.

The plot is located on a well-paved public road, which is also connected to electricity and telecommunication lines as well as city water.

An area of a few hundred square metres of currently unbuildable garden land could also be purchased. This additional plot is so-called "building expectation land" and, according to the current state of planning, should also be suitable for development in the future.





## General terms and conditions

1. Scope of activities: Mediation of properties to purchase or rent.
2. Fee: The brokerage fee falls due if a contract of purchase, a lease contract or a pre-contract comes off because of our mediation. A commission claim occurs also when the parties to a contract come in to direct conference because of our activities. We can be subject to commission from both parties.
3. Fee amount: With mediation of real estates, plots of land, flats or business establishments 3% of the actual purchase price (minimum 1.800 €) + I.G.I.C. (Canarian tax) is to compound. With conclusion of a pre-contract 2/3 of the brokerage falls due, the remaining 1/3 falls due with notarisation.  
By conclusion of a limited rental agreement with a period of tenancy to 10 months, landlords and tenants are commissionable with 10% of the whole net rent.  
By conclusion of a permanent rental agreement with a period of tenancy more than 11 months, landlords and tenants are commissionable, each with one net monthly rent.
4. Due date: The respective commission payment falls due with conclusion of contract. Payments different to this are subject to an agreement in writing.
5. Proviso: All bids, sizes and prices are based on the instructions of the supplier to the best knowledge and belief and without compromise and under the proviso of error. The agent takes no responsibility its accuracy.
6. Acceptance of the general terms and conditions: With acceptance of our offers, that is to say, our office services as also with an issuance of a purchase of intermediation the client accept these general terms and conditions.
7. Confidentiality: Buyer and seller are urged to keep all their known contact details in confidence and not to give to third party.
8. Scale of business: Our due includes activities around the transaction of the purchase or letting of properties from the mediation up to the signing at the notary. Incidental external charges or fees from public authorities, lawyer, architects, notary and so on must be paid by the seller or buyer.
9. Court of jurisdiction 38760 Los Llanos de Aridane, Spain. Applicable law is the law of the kingdom Spain.



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