

## Apartment resort with 5 residential units, office building and cave in El Paso

La Rosa

C- 2548



The facility is located above the village of El Paso and consists of five residential buildings, a small office building, a large cave that can be extended and a double garage. The mostly Canarian old buildings, of which the house Elida was built in 1897 as a bakery, were lovingly restored and prepared for the tourist use as well as extended.

### House Elida (148 m<sup>2</sup> floor space)

The originally first house of the finca houses a large living room, a dining kitchen, two bedrooms, a bathroom and a covered patio (porche) as well as a covered terrace.

### House Sagui (68 m<sup>2</sup> floor space)

It has an inviting covered terrace, a large eat-in kitchen with dining area, a bedroom and a bathroom.

### House Janine (55 m<sup>2</sup> floor space)

It also consists of a kitchen-living room, a bedroom, a bathroom and a covered terrace.

### House Greta (48 m<sup>2</sup> floor space)

Houses a kitchen-living room, a bedroom and a bathroom as well as a covered terrace.

### Estudio Benito (23 m<sup>2</sup> floor space)

Studio with bathroom and covered terrace.

The property is enclosed and laid out as an easy-care garden with subtropical palms and trees. It contains beside the housing units still another outside kitchen, a double garage as well as a large, developable cave (approx. 35 m<sup>2</sup>), as well as a small office building (6

built surface area	436 m <sup>2</sup>
plot area	1.943 m <sup>2</sup>

altitude	755 m
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rooms	9
living-room	3
kitchen	3
bedrooms	5
bathrooms	5
studio	1
porch	1

built-in kitchen
bathtub
shower
daylight bathroom
well furnished
seperate guest area
parking place
garage
old tree population
easy-care garden
roofed terrace
terrace

<b>price</b>	<b>890.000 €</b>
plus brokerage	3 %

### Location

Quietly situated above the village El Paso in the district "La Rosa". Distance to the village centre with all school and shopping facilities approx. 2 km, to the secret capital Los Llanos approx. 5,5 km, to the sandy beach with marina of Tazacorte approx. 13 km, to the international airport approx. 21 km and to the next nuclear power station approx. 1.660 km.

### Development

electric grid

m<sup>2</sup> floor space).

The property is of course connected to the public electricity, telephone and water mains as well as the private water mains. Internet and WLAN are available throughout the facility. All houses are equipped with heat pump air conditioning systems.

water shares

town water

conventional telephone network

internet access

climate controlunit with heating



















## 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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