

Historical residential- or commercial building in the pedestrian area of Los Llanos

Los Llanos

C- 2749



This property will delight lovers of historic, urban living culture as well as traders who appreciate the central yet quiet location in the pedestrian zone of the Southern capital.

Although the large object is outwardly unassuming, but surprises with its size and its noble style inside. The well-kept condition reminiscent of a municipal museum; five rooms plus kitchen, pantry and bathroom are arranged around a bright, partially covered courtyard with spacious entrance hall and bright hallway on the ground floor and could also be ideal for a business use a practice or a restaurant as well, as for the good life in the traffic-free area of the city, from where you can reach everything you need within walking distance.

The upper floor contains a further room with bathroom and allows the access to the roof terrace, a fifth bedroom is located on the 3rd floor, which was designed as turrets and contains a balcony - so there is enough space for the combination of business and living.

The property is of course connected to the public grid, landline phone and internet are readily available.

The property has a tourist rental license "Vivienda Vacacional". In April 2023 the roof was renovated, which is not yet visible in our photos, which is why the price was adjusted accordingly.

built surface area	222 m ²
plot area	198 m ²

altitude	360 m
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rooms	7
living-room	1
kitchen	1
bedrooms	5
bathrooms	2
study	1
utility room	1
pantry	1
hall	1

built-in kitchen
bathtub
shower
partly furnished
balcony
on top terrace
courtyard partly covered

price	395.000 €
plus brokerage	3 %

Location

In the main street of the pedestrian area of Los Llanos in 200 m distance to Plaza de España with its beautiful bay trees and sidewalk cafes. Distance to the sandy beach with marina in Tazacorte 7 km, to the sandy beach of Puerto Naos about 11 km, to the International Airport 26 km and to the nearest nuclear power plant about 1660 km.

Development

electric grid
town water











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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