

Very large residential building with commercial space in El Paso

Tajuya

C- 2879



The two-storey house has a commercial area and an apartment on the ground floor and two further apartments and a spa area with an indoor swimming pool on the upper floor. The ground floor serves as a doctor's surgery with a semi-open waiting area with sea views, a large waiting room, four treatment rooms, a hallway, staff toilet and patient toilet. There is also an apartment on the ground floor, which is accessed via a separate external entrance with a covered and open terrace. The architecture throughout the house is largely open plan, so that the rooms flow into one another. The ground floor apartment is divided into a living area, a dining area, a kitchen, a sleeping area and a bathroom. The upper floor is also accessed via a large terrace area, which is partly open, partly shaded by wooden structures and partly protected by a tiled roof. This leads into a covered area with windows on three sides, which provides access to the two apartments on the upper floor. Apartment 2 is accessed via a study, which leads into the kitchen and then into an open-plan living and sleeping area. The apartment has generous double-glazed windows, allowing you to enjoy views of the Aridane Valley and the Atlantic Ocean from throughout the apartment. There is also a closed dressing room and a shower room with natural light. Apartment 3 on the upper floor is also very bright and open plan and comprises a small hallway, a living/sleeping area, a kitchen and a bathroom. The upper floor also includes a spa area consisting of an indoor

built surface area	519 m ²
plot area	2.502 m ²
altitude	555 m
living-room	3
kitchen	3
dining room	1
bedrooms	3
bathrooms	3
separate WCs	3
studys	6
storages	3
dressing room	1
engeneering room	1

pool
built-in kitchen
shower
daylight bathroom
parking space
roofed terrace
terrace

price	690.000 €
plus brokerage	3 %

Location

Below the town of El Paso in a very quiet residential area at 555 metres above sea level with beautiful views over the Aridane Valley to the Atlantic Ocean and the mountains. Distance to the centre of El Paso with all shopping and school facilities approx. 3 km, to the secret capital Los Llanos de Aridane approx. 5 km, to the sandy beach with marina of Tazacorte approx. 12 km, to the island capital St. Cruz de La Palma and the international airport approx. 25 km and to the nearest nuclear power plant approx. 1.660 km.

swimming pool, which would need to be renovated, a shower area and a sauna.

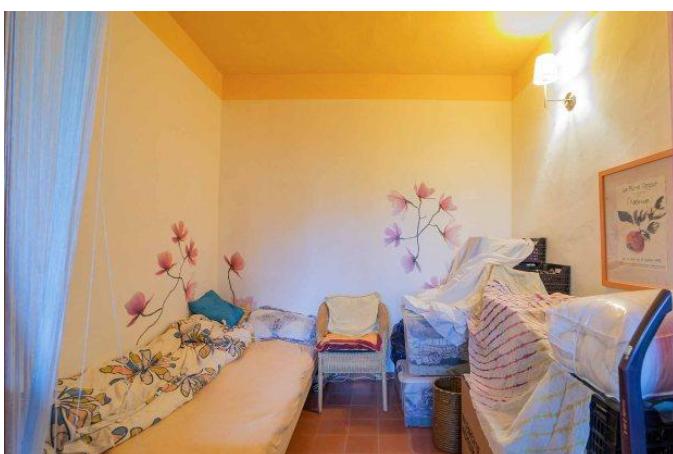
The house was built using earthquake-proof reinforced concrete construction, is heated entirely by oil-fired central heating and is, of course, connected to the public drinking water and three-phase electricity networks. A few years ago, the electricity supply was supplemented by a photovoltaic system with battery storage. All residential units have Wi-Fi and LAN via fibre optics, digital satellite and terrestrial television. Four municipal water connections are available for the water supply, as well as private, rented, shared water for garden irrigation, which is supplemented by rainwater collection on the 250 m² roof area. The garden water is collected in a 60 m³ brick water tank with a solid ceiling.

The 2.502 m² plot has been lovingly planted and is very well developed with garden paths, steps and elaborate natural stone walls. There are 4 concrete and 4 gravel parking spaces available. Access is via a paved side road that is easily accessible by car.

The apartments have tourist rental licences (Vivienda Vacacional), which, however, would have to be resubmitted in accordance with the legislation revised in 2026. The apartments are furnished and equipped for tourist rental. Most of the furniture and the equipment for the doctor's practice are included in the purchase price.

Development
electric grid
water shares
town water
SAT-TV





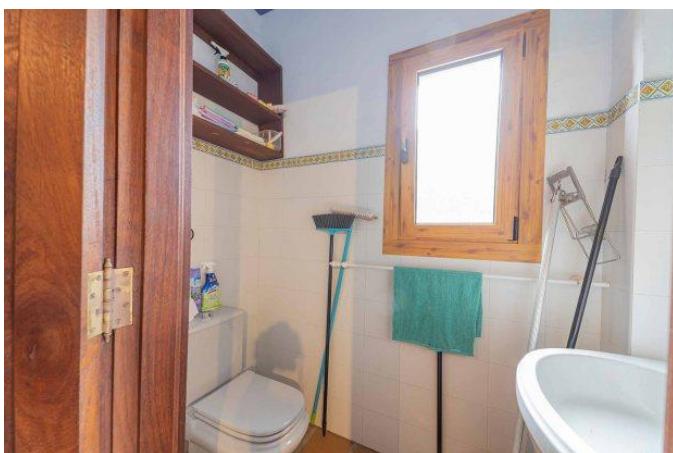






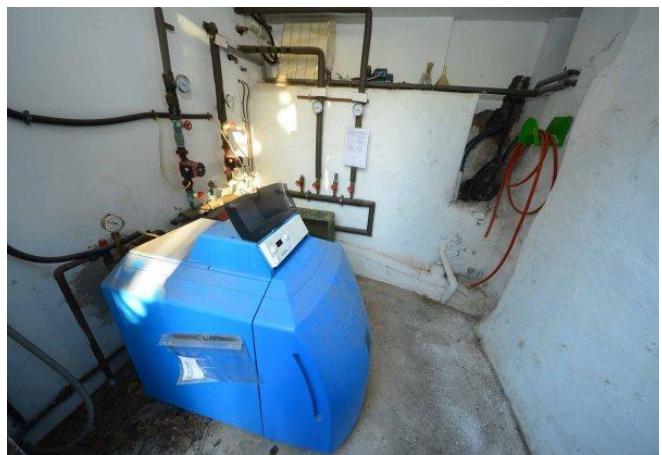


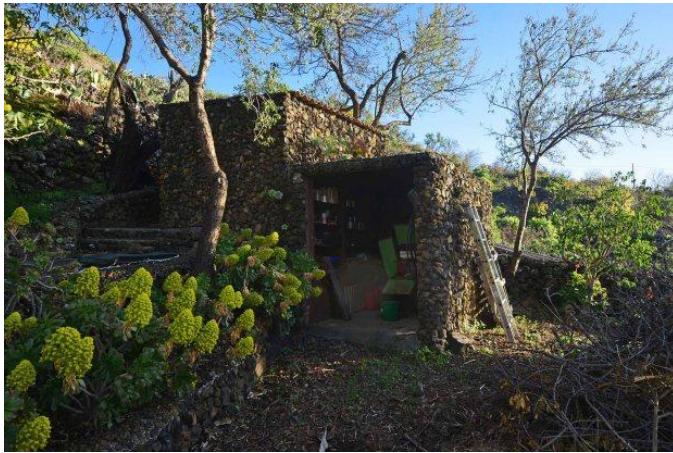


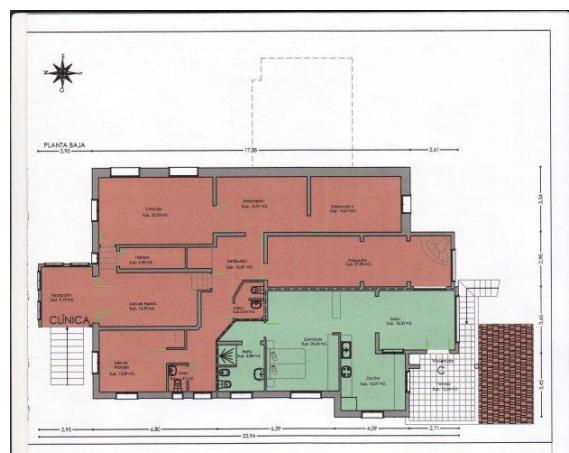
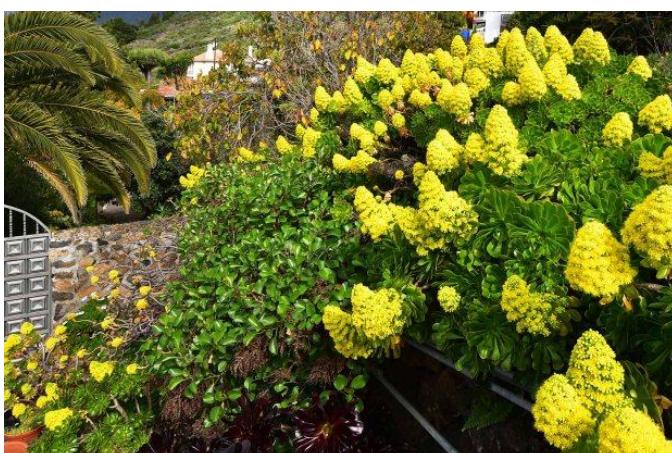
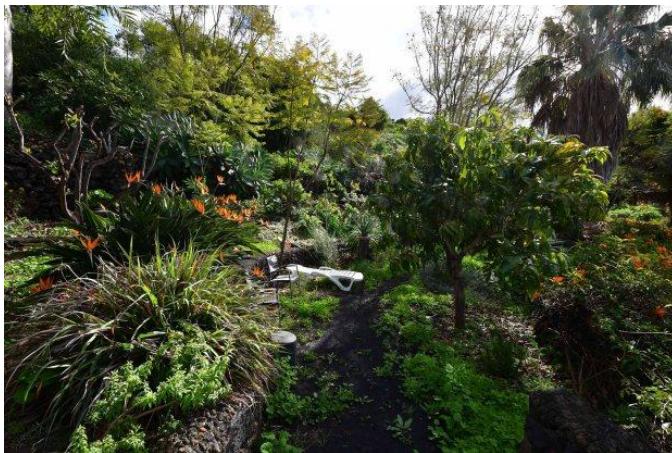














General terms and conditions

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 intermediaction 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.



Angel Immobilien SL

CIF B-76521608

Plaza de España nº 2
38760 Los Llanos de Aridane
Islas Canarias/La Palma, España
info@angel-immobilien-sl.com

Your personal consultors

Dipl. Ing. Bernd Blume	+34 647 872 894	blume@angel-immobilien-sl.com
Ina Eyb-Blume	+34 662 688 687	eyb-blume@angel-immobilien-sl.com
Ainoha Rummel	+34 663 259 498	rummel@angel-immobilien-sl.com

www.angel-immobilien-sl.com