

## Apartment complex with very good yield in Tajuya

Tajuya

C- 2955



The apartment complex consists of 6 apartments and a suite, a solar-heated pool, a further apartment used as a laundry, a large garage and other useful spaces. It was built in the 90s and completely modernized in 2012. At the moment (beginning of 2018) it is 100% occupied and was 70-80% full utilization even during the last year, although closed due to holidays of the owner for six weeks. It offers a vendee a very good full existence with little active work.

The building was built on three floors, the ground floor houses three apartments, two of which have their own terrace directly batthe pool, the third one access to the garden. On the first floor which has access from the main entrance at ground level, is the front desk, a suite, consisting of living room, conservatory with a wonderful sea view, kitchen, three bedrooms and three bathrooms, as well as two further apartments with balcony and one or two bedrooms.

The upper floor consists of a large apartment that is divided into a cooking-dining area, a large living area, a sleeping area as well as a separate bedroom, a bathroom and two balconies with sea view.

The outdoor area is very well maintained and was planted in the guest area with palm trees and ornamental trees and is very easy to care. There is also another building, which could be used as a second apartment, but actually it is used as a laundry - but now La Palma has also service companies who can take care of the washing of the bed linen. Aside is also a large terrace with outdoor dining area, bar and bath room for barbeque or other celebrations. An orchard, predominantly planted with citrus trees and mangoes is for pampering the guests with fresh fruit.

The property naturally is connected to the public electricity, telephone and water network, has internet access and is easily accessible on a

built surface area	811 m <sup>2</sup>
plot area	2.100 m <sup>2</sup>
altitude	429 m
rooms	23
living-room	4
kitchen	3
kitchens living	4
dining rooms	2
bedrooms	11
bathrooms	11
wintergarden	1
engeneering room	1
bodega	1
laundry	1

built-in kitchen
shower
daylight bathroom
well furnished
bright rooms
balcony
parking space
garage
old tree population
fruit-tree population
on top terrace
engineering house
roofed terrace
shed
solar heated pool

<b>price</b>	<b>980.000 €</b>
plus brokerage	3 %

### Location

In quiet location south of Los Llanos at about 430 m over see level with wonderful sea view. Distance to the center of Los Llanos with all shopping and school facilities about 4 km, to the

well paved road.

Guests have their own parking space. The pool and the hot water are solar heated.

Unfortunately because of the very good occupancy we could not take photos of apartment 7 and ask for forgiveness.

center of El Paso with all shopping facilities about 4 km, to the sand beach and marina of Tzacorte about 8 km, to the international airport about 26 km and to the next nuclear power station approx. 1.660 km.

### **Development**

electric grid

town water

conventional telephone network

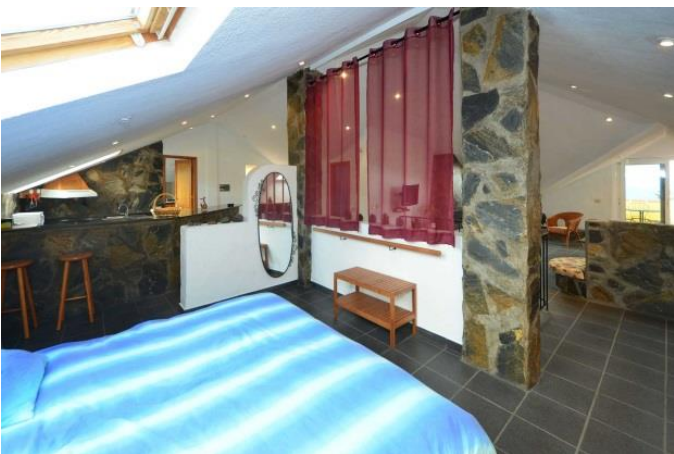
internet access

SAT-TV

chimney with glass doors

solar warm water system

cistern





























## 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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