

## House with two flats and unobstructed sea view above Puerto Naos

Puerto Naos C- 3200



The house consists of two independent flats, which are currently rented out for tourism. However, they may also be used as permanent residences. Each flat consists of a kitchen-living room with a beautiful sea view, a bedroom and a daylight bathroom with shower as well as a covered terrace. Of course, sun terraces are also available, as well as sufficient parking space directly at the house. The location a little above Puerto Naos guarantees absolute tranquillity and privacy, as well as a balanced climate all year round, so that heating is really not needed. The sea view is unobstructable, the very large plot is planted around the houses with succulents and ornamental trees as well as large palm trees.

At present (July 2022) the plot is expected to be parcelled out by people affected by the volcanic eruption and built on with residential houses.

The access is via a well asphalted side road, of course the property is connected to the public electricity and drinking water network. SAT-TV and internet connection are available.

The property is offered fully furnished and equipped for tourist rental.

usable area	130 m <sup>2</sup>
built surface area	95 m <sup>2</sup>
plot area	6.026 m <sup>2</sup>

altitude	234 m
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rooms	4
kitchens living	2
bedrooms	2
bathrooms	2

built-in kitchen
shower
daylight bathroom
well furnished
seperate guest area
bright rooms
parking space
old tree population
roofed terrace
terrace

<b>price</b>	<b>455.000 €</b>
plus brokerage	3 %

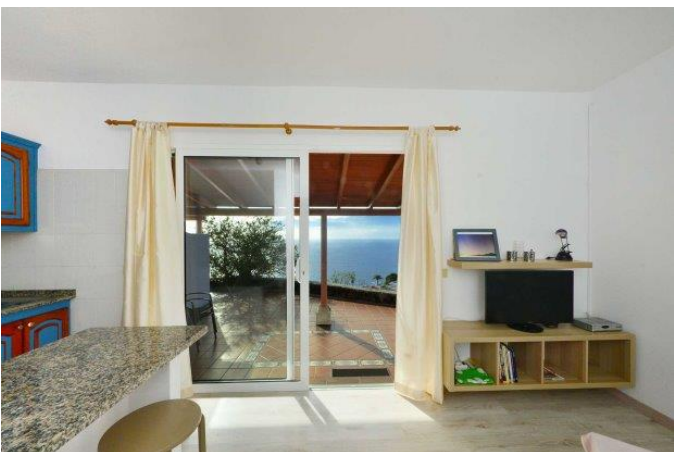
### Location

Above the coastal town of Puerto Naos with a large sandy beach, many restaurants, bars, cafés and shopping facilities at only 234 m above sea level. Distance to Puerto Naos approx. 2,5 km, to the secret island capital Los Llanos de Aridane with all shopping and school possibilities approx. 10 km, to Santa Cruz de La Palma and the international airport approx. 32 km and to the next nuclear power station approx. 1.660 km.

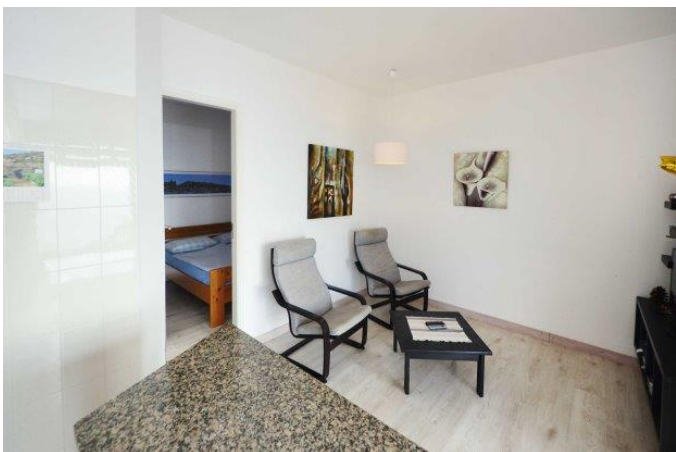
### Development

electric grid  
 town water  
 internet access  
 SAT-TV

cistern

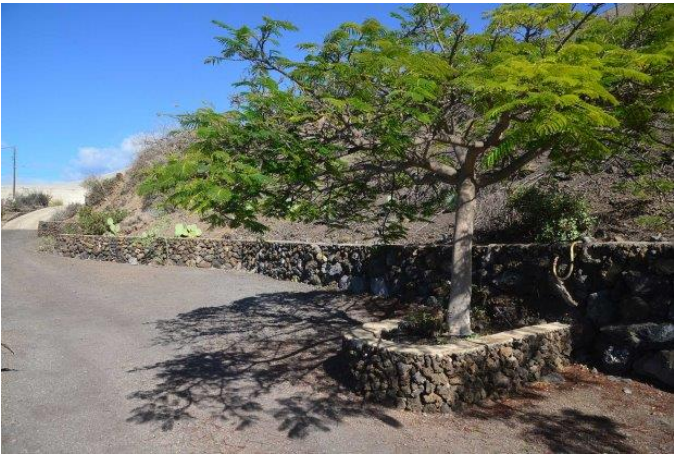
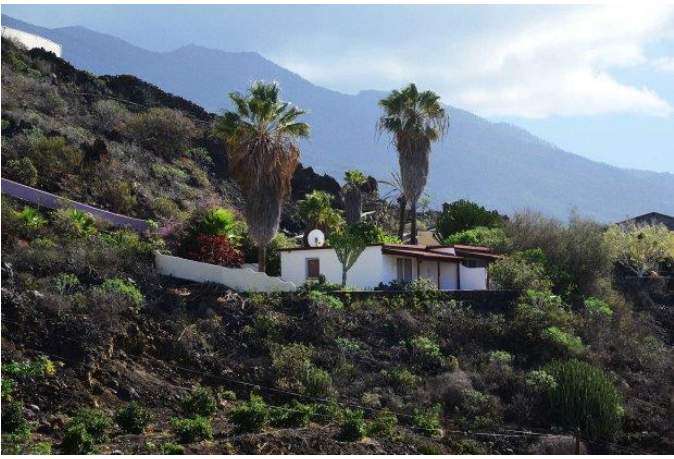




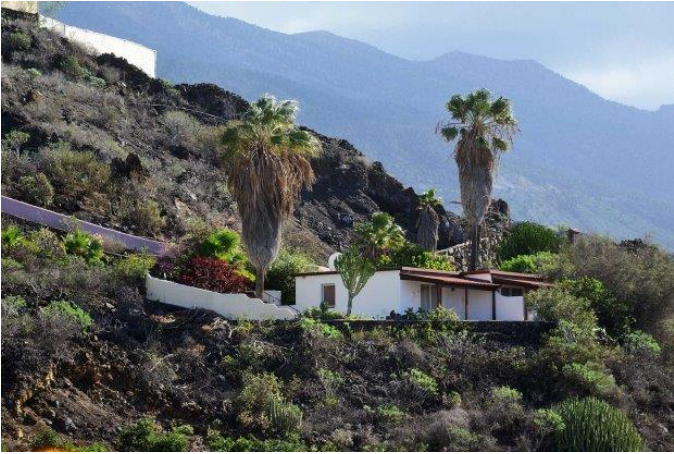














## General terms and conditions

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.



## Angel Immobilien SL

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