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Architect's villa in a secluded location with three independent guest flats and fantastic sea views in La Punta

La Punta C- 3444

built surface area	238 m²
plot area	7.218 m²
altitude	440 m
rooms	5
kitchen living	1
bedrooms	4
bathrooms	4
utility room	1
dressing rooms	2
engeneering room	1
hallway	1

pool
built-in kitchen
bathtube
shower
daylight bathroom
well furnished
seperate guest area
bright rooms
balcony
parking space
old tree population
fruit-tree population

price	**595.000 €**
plus brokerage	3 %

The finca is composed of four buildings arranged around a central square (patio).
VFrom this space you enter the very large dining kitchen with balcony and fantastic sea view, as well as the three guest flats. From the kitchen-dining room, a staircase leads to the semi-basement with a spacious hallway with plenty of built-in wardrobes, a very large bedroom with floor-toFrom the patio you also reach two guest flats, each with a bedroom, a walk-in wardrobe and small fridge and a daylight shower room, as well as the third, small guest flat, which has a shower room on the ground floor and small bedroom with 360-degree views on the upper floor. Tight, lacquered wooden windows with burglar-proof glazing and interior doors are of high quality (German production).
The living rooms in the semi-basement have solar hot-water underfloor heating, the guest flats 1 and 2 have gas outdoor wall stoves, the kitchen-living room has a wood-burning stove, although you will very rarely need the heating options given the good construction of the house and the low altitude of only approx. 430 m above sea level.
FThere is a thermo-solar system with gas support for heating water. All roofs are insulated. The beautifully landscaped grounds offer a pool enclosed by a wooden deck and a fantastic view of the sea and the mountains.
The building is self-sufficient in terms of electricity supply thanks to a generously sized photovoltaic system, which was upgraded in 2026 and features 8 kWp of module capacity and a 20 kWh battery storage system, as well as a very large diesel generator for emergencies, which has been installed in a sound-absorbing technical room built

Location

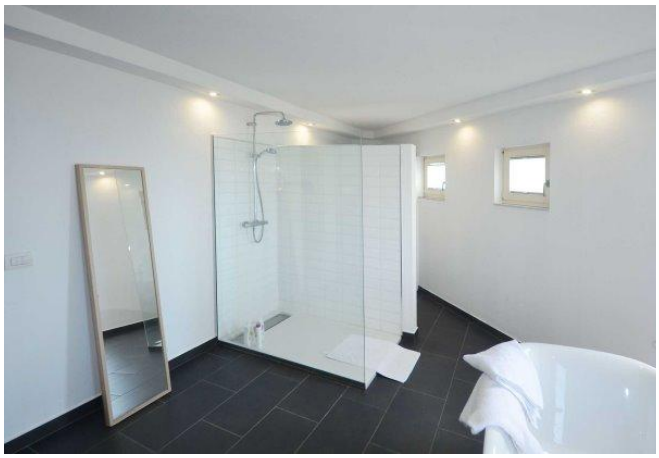
In the municipality of Tijarafe, in the district of La Punta, at only 430 m above sea level in secluded location. Distance to the village centre of La Punta with shops and restaurants approx. 2,5 km, to
Tazacorte with its sandy beach and marina approx. 12 km, to the secret island capital Los Llanos de Aridane with all shopping and school facilities

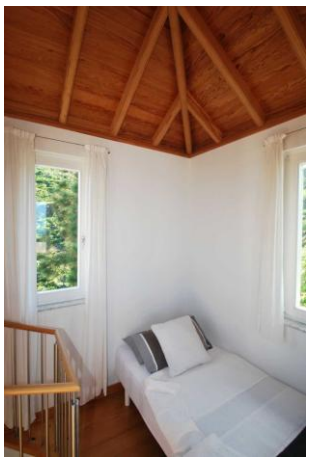
into the mountain.
Overall, the house is in good condition, however, painting work should be carried out, the foil of the pool need to be replaced.This work would still be taken over by the seller or compensated financially accordingly.
Water supply via rented gallery water as well as telephone connection are available, the access is via a well paved side road.

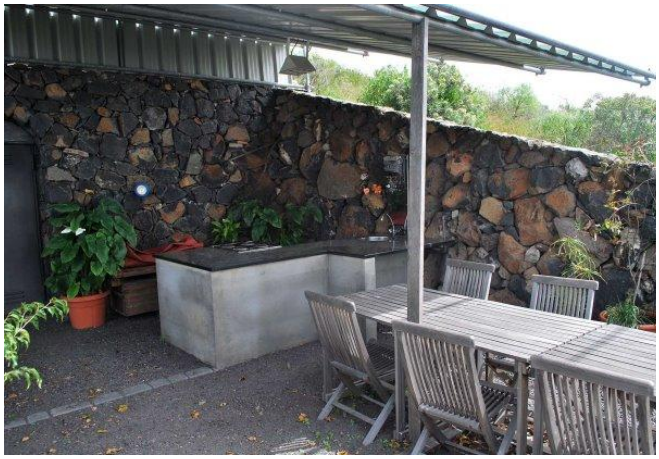
approx. 16 km, to the international airport approx. 43 km and to the nearest nuclear power station approx. 1.660 km.

Development

photovoltaic system
internet access
wood-burning fireplace inserts
floor heating
water share rented







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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