

Newly built house and guest house in a very good location in La Punta

La Punta

C- 3568



The property is located in a very quiet residential area in the La Punta district of Tijarafe at just 480 metres above sea level with 180 degree sea views.

The main house (75 m² floor area) was completed in 2023 and is naturally in excellent condition. During the planning and construction, great importance was attached to the beautiful sea view - the spacious and modern eat-in kitchen is orientated towards the sea and has a complete, floor-to-ceiling glass front, so that you can see the vastness of the Atlantic from the entire room - can there be a more beautiful way to live? The large bedroom also has this wonderful sea view through floor-to-ceiling glass doors. A very small hallway connects the kitchen/living room and bedroom and also provides access to the modern shower room with a floor-level, large shower tray, full-surface glass partition and natural light.

A sun terrace extends along the entire length of the house on the sea side, which can be shaded by awnings around the windows. It has been covered with Solnhofen sandstone slabs, which have proved very successful in our climatic region: It doesn't get hot even in intense sunlight and is naturally non-slip.

Behind the main house there is another small terrace, which is shaded by a fixed pavilion, as well as a garage (approx. 36 m² floor area), which was built in timber construction. In this area, an extension to the main house would also be sensible and eligible for planning permission if it would meet the space requirements of a purchase. The property is located entirely in the rural settlement area, so that a total floor area of 253.85 m² could be built - less the existing buildings, i.e. an extension reserve of up to 116.35 m² (including garage). A pool would also be eligible for authorisation, which is not included in the building area.

built surface area	137 m ²
plot area	1.789 m ²

altitude	480 m
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kitchens living	2
bedrooms	2
bathrooms	2

built-in kitchen
shower
daylight bathroom
not furnished
bright rooms
parking space
garage
easy-care garden
separate guest house

price	475.000 €
plus brokerage	3 %

Location

At only 480 metres above sea level in the La Punta district far below the main road with fantastic sea views. Distance to the plaza of La Punta with supermarket and bar/restaurant approx. 450 m, to the next bus stop approx. 700 m, to the sandy beach with marina of Tazacorte approx. 10 km, to the secret island capital Los Llanos de Aridane with all shopping and school facilities approx. 13 km, to the international airport approx. 47 km and to the next nuclear power station approx. 1,660 km.

Development

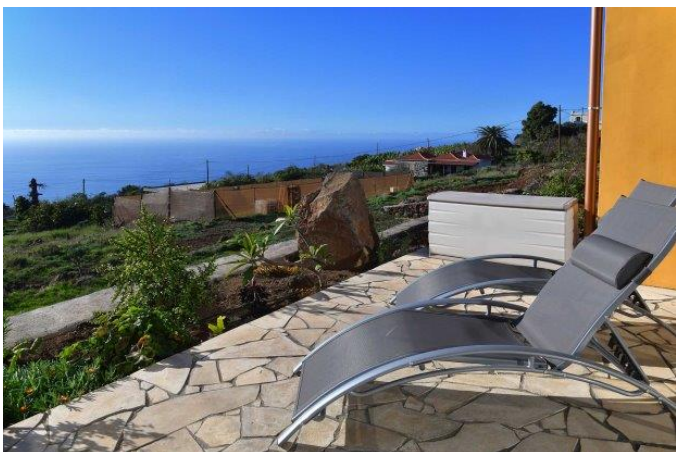
electric grid
town water
internet access
SAT-TV
climate control unit with heating

There is also a guest house (approx. 60 m² floor area) on the completely flat site, which was also completed in 2023. This is the core renovation of a former agricultural building, which was renovated using a combination of modern and traditional construction methods. The walls are double-skin: On the inside, brickwork made from the usual bloques, and on the outside a wall made from hand-hewn blue basalt. This results in an excellent storage effect of the basalt stones on the one hand and even and dry walls on the inside. The guest house has a cosy eat-in kitchen with the typical La Palma exposed wooden roof trusses, a double bedroom and a daylight bathroom with a large shower tray and glass partition. Both houses can be cooled and heated using a heat pump air conditioning system. However, you will only need the heating function very rarely due to the privileged climate zone and the good construction.

The houses are, of course, connected to the public drinking water and electricity network, internet and landline telephone are realised via a radio relay network. Satellite TV is also available in both houses. Access is via a well-paved, public side road, which is only available to residents and is therefore particularly quiet. Sufficient parking space is available on the premises.













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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