

## Two-storey residential building with two flats in Los Llanos, Triana district

Triana

C- 3569



built surface area	78 m <sup>2</sup>
plot area	47 m <sup>2</sup>
altitude	330 m
living-room	1
kitchen	2
bedrooms	3
bathrooms	2
built-in kitchen	
shower	
well furnished	
<b>price</b>	<b>158.000 €</b>
plus brokerage	3 %

You enter the house (approx. 78 m<sup>2</sup> gross floor area), which was built in 1975, via a small entrance hall, which contains a small flat with kitchen, two bedrooms, a bathroom and a small hallway on the ground floor.

On the upper floor there is a living room, a bedroom, a semi-open kitchen and a bathroom, as well as the staircase to the large roof terrace with beautiful panoramic views of the mountains, the Aridane Valley and the Atlantic Ocean.

The house was renovated in 2019-2020 and is in good condition. The kitchen on the upper floor is "semi-open", i.e. it has a balustrade on the sea side and unobstructed sea views, but a fixed roof.

It is located in the village of Triana, which belongs to Los Llanos, in a rather agricultural part with low building density.

The house is of course connected to the public electricity and drinking water network, and an internet connection via fibre optic cable is easily possible. Access is via a well-paved side road with little traffic.

### Location

At only 330 metres above sea level in a quiet residential area. Distance to the centre of the secret island capital Los Llanos of Aridane with all shopping and school facilities approx. 1.5 km, to the sandy beach with marina of Tzacorte approx. 9 km, to the island capital Santa Cruz de La Palma and the international airport approx. 26 km and to the nearest nuclear power station approx. 1,660 km.

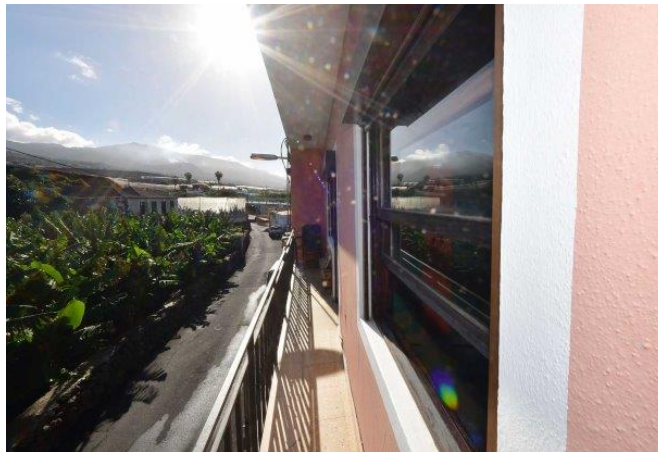
### Development

electric grid  
town water  
internet access













## 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

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 consultants

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](http://www.angel-immobilien-sl.com)