

Villa as good as new in the very best, very quiet location with fantastic Atlantic views

Aguatavar

C- 3622



The villa, built in 2016 by German developers, is not only technically perfect, but is also located in one of the most beautiful locations in the north-west, at the end of a cul-de-sac below the village of Aguatavar. Stylistically, it incorporates typical Palmerian elements such as the exposed wooden roof truss, mullioned windows, L-shape, generously covered outdoor area and playful roofscape and combines these with modern living requirements, such as bright and spacious rooms, separate space for guests and, last but not least, a pantry. The spacious and well-equipped eat-in kitchen with dining area takes centre stage, connected to the partially covered terrace and wonderful sea views via glass doors. To the east, a small, semi-open hallway leads to the relaxation area with master bedroom (with sea views, of course) and master bathroom with large walk-in shower and natural light. To the north, a guest bedroom with a separate entrance from outside and its own guest bathroom completes the modern floor plan. Connections for a mini-kitchen are installed in the guest bedroom, meaning that it could also be used as a completely separate flat. It could also be converted into a complete guest flat by adding a separate living room, as according to the land use plan, there is still room for expansion of up to 78 m² of floor space.

The L-shaped, generously covered terrace houses an outdoor kitchen with gas hob and sink, as well as a brick-built wood-fired oven - the perfect place for an evening feast with friends with a view of the setting sun over the Atlantic and pizza, freshly baked bread, roast or cake from your own wood-fired oven in your hand. At the back of the house there is a mini pool (1 x 2 m) which can be heated using its own solar panel, a small work or storage room (3.75 m²) and an outdoor shower with a view.

A well-shaded carport and plenty of parking spaces outside complete the space on offer.

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|--------------------|----------------------|
| usable area | 186 m ² |
| built surface area | 154 m ² |
| plot area | 5.398 m ² |

| | |
|----------|-------|
| altitude | 690 m |
|----------|-------|

| | |
|----------------|---|
| kitchen living | 1 |
| bedrooms | 2 |
| bathrooms | 2 |
| utility room | 1 |

built-in kitchen
shower
daylight bathroom
well furnished
not furnished
seperate guest area
bright rooms
parking space
carport
old tree population
fruit-tree population
easy-care garden
roofed terrace
solar heated pool
terrace

| | |
|----------------|------------------|
| price | 645.000 € |
| plus brokerage | 3 % |

Location

Below the village of Aguatavar, which belongs to Tijarafe, at approx. 690 metres above sea level in a very quiet location with fantastic Atlantic views. Distance to all shopping and school facilities (up to A-levels), as well as restaurants, bars, art gallery and bag factory approx. 2.5 km, to the Cueva de Candelaria with bathing facilities (in summer) approx. 6 km, to the sandy beach with marina of Tazacorte approx. 17 km, to the secret capital Los Llanos

The house was built to a very high standard, the walls are made of Termoarcilla (well insulating clay bricks, comparable to Poroton bricks), provided with a horizontal barrier, both the floor and the roof are thermally insulated, windows and doors were made to a high standard by a carpenter and double-glazed. Should it get too chilly, there is a wood-burning stove with glass doors in the living area for a cosy wood fire.

Domestic hot water is heated by a solar thermal system, which can be reheated electrically if necessary, while the power supply is provided by a grid-connected photovoltaic system, which generates all the electricity required under normal conditions and also feeds in any surplus electricity, but can also be automatically supplemented via the public power grid if necessary.

The garden has been planted with fruit and ornamental trees, but still offers plenty of space for your own plant rooms. There is a private water tank with a capacity of 11,000 litres for watering the garden, which is supplied by a private water share. This can be rented or purchased. The garden is watered via an automatic irrigation system. The house is supplied with mains water, satellite TV, terrestrial aerial television and internet via radio relay are available. Numerous sockets for TV and Internet as well as WLAN ensure a modern media supply in the house, which can also be used without radio waves. Access is via a public side road; a cul-de-sac that is only reached by another house at a fairly large distance.

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The fantastic sea view is almost completely unobstructable, the only plot of land in this area that can still be built on could also be purchased if required.

The property is registered as a residential house and can be used as a permanent residence, holiday home or for tourist rental (licence can be obtained). It is offered furnished.

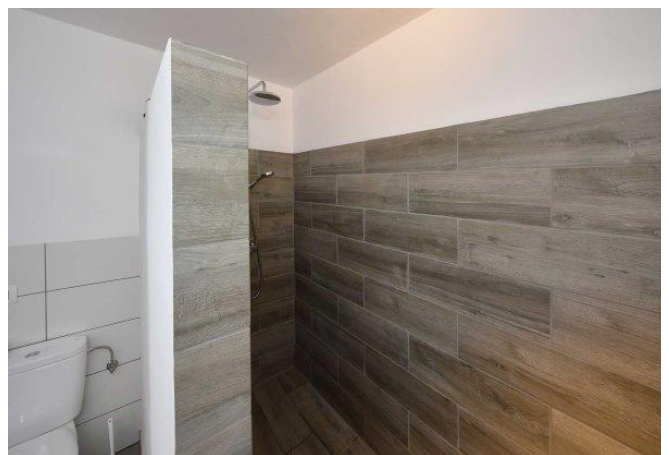
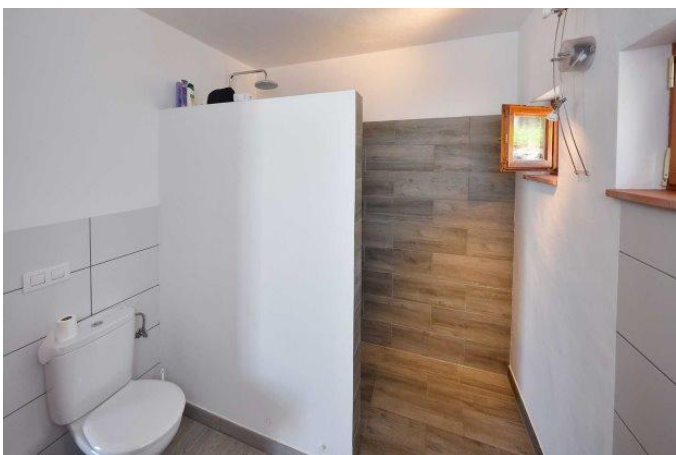
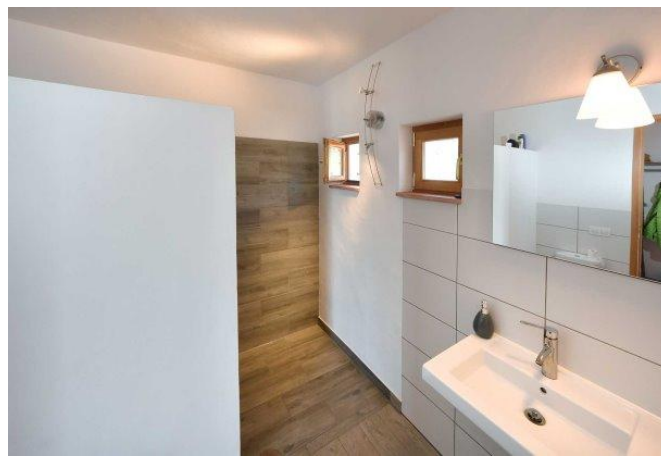
de Aridane approx. 21 km, to the international airport approx. 50 km and to the nearest nuclear power station approx. 1.660 km.

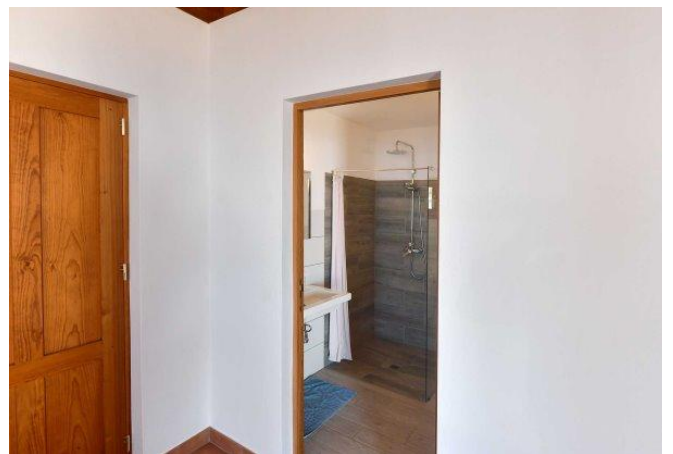
Development

photovoltaic system
electric grid
town water
internet access
SAT-TV
marble heating system
wood-burning fireplace inserts
solar warm water system
cistern
water share rented

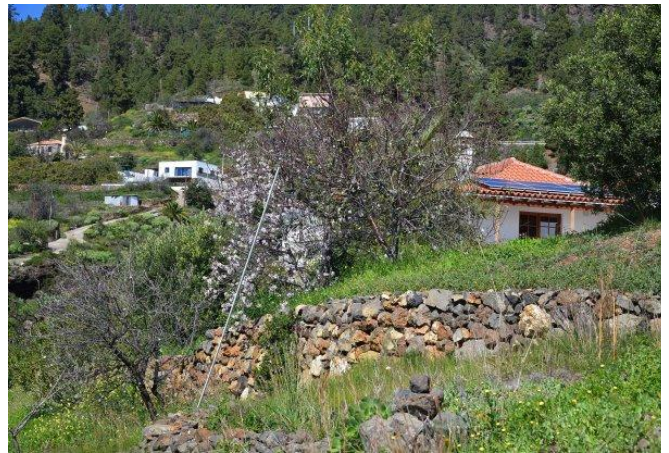














General terms and conditions

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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Your personal consultants

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