

Attractive double bungalow with sea view and pool use on the outskirts of El Paso

El Paso

C- 3625



The modern semi-detached house is suitable both for owner-occupation and for tourist letting, which has been successfully operated for a long time. Both houses have many regular guests and an outstanding occupancy rate. One of the houses can also be used by the owner (also as a permanent residence) and the other can be rented out as an additional income for tourism or permanently. The semi-detached house is centrally located on the sunny west side of the island in the Aridane Valley, just 650m from the centre of El Paso in a quiet residential street on the outskirts of the town. From here you can easily reach the centre of El Paso on foot and thus everything you need for daily life: 2 large supermarkets, many small shops, including a German bakery, several organic shops, and of course cafés, bars and restaurants, but also banks, petrol stations and, just in case, doctors and pharmacies.

The building is approx. 25 years old and consists of 2 flats:

- the northern half (flat 1) has a floor area of 86.4 m² (61 m² living space) and consists partly of a historic building that has been integrated and extended. It contains the large bedroom with the typical Palmerian, historic window niches and the daylight bathroom with shower, washbasin and toilet as well as a small, beautifully ingrown terrace in the entrance area with morning sun.

- The southern half (flat 2) is completely modern with a floor area of 82.6m² (73m² living space) and has 2 double bedrooms. Flat 2 is therefore slightly larger and the daylight bathroom has a bidet and double washbasin in addition to a toilet and shower.

Each of the two houses has its own atmosphere: Apartment 1 is more modern, larger and more open; Apartment 2 is more green and has a historical touch due to the integration of the original building.

Both houses have a central eat-in kitchen with windows to the east and a large terrace front to the west, where there is a conservatory;

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|--------------------|--------------------|
| built surface area | 172 m ² |
| plot area | 848 m ² |

| | |
|----------|-------|
| altitude | 700 m |
|----------|-------|

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|-----------------|---|
| rooms | 5 |
| kitchens living | 2 |
| bedrooms | 3 |
| bathrooms | 2 |
| storages | 2 |
| wintergardens | 2 |

built-in kitchen
shower
daylight bathroom
well furnished
parking space
old tree population
easy-care garden
roofed terrace
terrace

| | |
|----------------|------------------|
| price | 325.000 € |
| plus brokerage | 3 % |

Location

On the northern edge of the municipality of El Paso at approx. 700 metres above sea level with sea views. Distance to the centre of El Paso with many shopping and school facilities approx. 1 km, to the secret capital Los Llanos de Aridane with all shopping and school facilities approx. 6.5 km, to the sandy beach with marina of Tazacorte approx. 12 km, to the international airport approx. 22 km and to the nearest nuclear power station approx. 1.660 km.

Development

electric grid
town water
internet access

from there you can access the private terrace. From here you have a beautiful view of both the impressive mountain backdrop of the Cumbre and the 'skyline' of El Paso with the pretty church tower, which is illuminated at night, and beyond to the sea with almost year-round enchanting sunsets over the expanse of the Atlantic.

From these terraces, which are slightly elevated, you can each take your own small staircase to a large private pool area, which (if you wish to take over the contracts) is only accessible to you or your guests and another house. The centrepiece of this pool area is a 5x10 m covered saltwater pool with shower facilities, which can also be used completely covered as a warm indoor pool. This area is planted with Mediterranean flowers and shrubs as well as some trees. There is also another shaded seating area, the 'pergola'.

The terraces are paved with Solinhofer sandstone and the rest of the outside area of the houses is planted with large trees (palms and fruit trees) and ornamental plants that are easy to care for.

The houses are sold fully furnished, i.e. including all furnishings and equipment for tourist rental.

The quality of construction and the state of maintenance are good, and the houses are of course connected to the public electricity and drinking water networks. Telephone landline and Internet with WLAN as well as satellite TV

are available. Domestic hot water is heated using 3 energy sources: Solar, gas and alternatively electricity; the solar system with electricity support is new (2025). Electric Roman heaters are installed for heating.

The houses have a large private car park on the east side, from which a separate path leads to each of the two houses and which can accommodate 4 or more vehicles, as well as an outdoor laundry room, which is also used as a small storage area.

If desired, a neighbouring 1.341 m² plot of land can be purchased at a reasonable price. It can currently only be used as garden land, but is intended to become building land in the future.

The house has been rented out to tourists for a long time and there are a large number of regular customers from this period who can be taken over. This means that a large proportion of the advertising and agency commission costs are not incurred for tourist lettings.

To optimise the letting, there are two contracts with the German owners of the neighbouring house for joint marketing, which can be taken over:

- Pool usage agreement (the pool belongs to the neighbouring house and an annual usage fee is payable, which is less than €1 per day per guest based on the current occupancy rate).
- Contract for the joint operation of your own website

SAT-TV

marble heating system





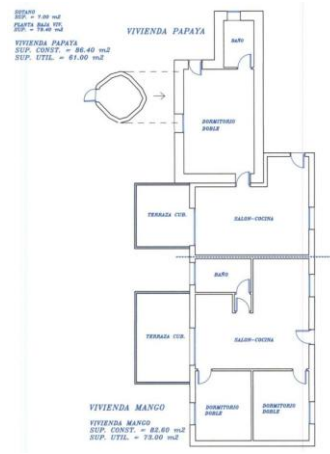












General terms and conditions

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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