

## A beautifully designed villa with Atlantic views in Breña Alta, at an altitude of 508 metres above sea level

**Buenavista de Ar C- 3627**


Situated at just 508 metres above sea level, this extensively renovated and enlarged villa from the 2020s enjoys spectacular 180° Atlantic views in a very quiet residential area. Its German owners lovingly combined two separate houses into one spacious home centred around a large living room, redesigning the entire property to an exceptional standard of craftsmanship.

The new light-filled living room forms the heart of the house and offers breathtaking panoramic ocean views. To the north, there is a modern fully equipped kitchen with dining area and an open hallway leading to a contemporary bathroom with natural light and a walk-in shower, a library or study with a wood-burning stove, and a television or guest room with its own private entrance. To the south, another small hallway leads to the master bedroom, a very spacious bathroom with natural light, walk-in shower and bathtub, as well as a generous dressing room or additional bedroom. A utility room with washing machine, tumble dryer and central hot water boiler completes the interior layout.

A covered and sheltered terrace has been incorporated into a bay-style extension, perfectly positioned to make the most of the magnificent Atlantic views.

The grounds, arranged over three terraces, have been transformed with great care into a beautifully designed experiential garden. Features include an ornamental pond, a natural stone water reservoir with technical and storage rooms, a professionally installed central automated irrigation system, built-in seating areas and a large outdoor kitchen ideal for entertaining family and friends. This area is complemented by a vine-covered pergola — in summer the leaves provide pleasant shade, while in winter the sunlight filters through.

usable area	168 m <sup>2</sup>
built surface area	148 m <sup>2</sup>
plot area	2.424 m <sup>2</sup>

altitude	508 m
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rooms	5
living-room	1
kitchen	1
bedrooms	2
bathrooms	2
study	1
utility room	1
storage	1
TV room	1

built-in kitchen
bathtub
shower
daylight bathroom
partly furnished
bright rooms
parking space
garage
old tree population
fruit-tree population
on top terrace
roofed terrace
sauna

<b>price</b>	<b>680.000 €</b>
plus brokerage	3 %

### Location

Situated at just 508 metres above sea level in a very quiet residential area of Breña Alta, in the district of Buenavista de Arriba. A wide range of shopping facilities and a large supermarket are approximately 4 km away. The island's capital, Santa Cruz de La Palma, with all

Throughout the property there are mature trees and palm trees offering welcome shade, as well as a variety of fruit trees, with something always in bloom.

A private sauna area with sea views provides the finishing touch to this exceptional property.

A spacious garage (approx. 20 m<sup>2</sup> floor area) is available for your vehicle.

Naturally, the property is connected to the public drinking water, irrigation water, electricity, telephone and internet networks, and is easily accessible via a well-maintained public tarmac road suitable for normal cars. For the few colder days of the year, the glass-roofed living room provides natural warmth, complemented by a wood-burning stove in the library and several marble wall heaters throughout the house.

shopping and educational facilities, sandy beach, harbour and airport, is located around 8 km away. The island hospital is only approx. 500 m away, while the nearest nuclear power station is approximately 1,660 km away.

#### **Development**

electric grid

town water

landline by funk

internet access

SAT-TV

marble heating system

wood-burning fireplace inserts



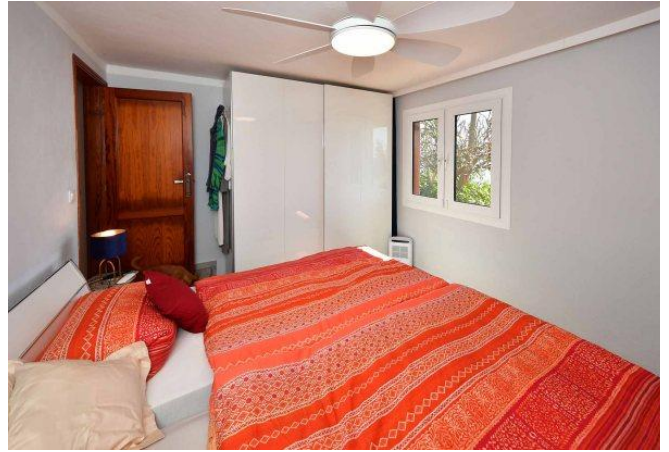


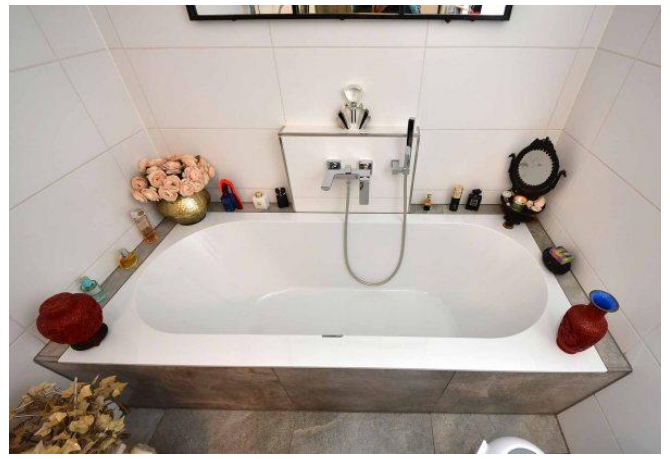


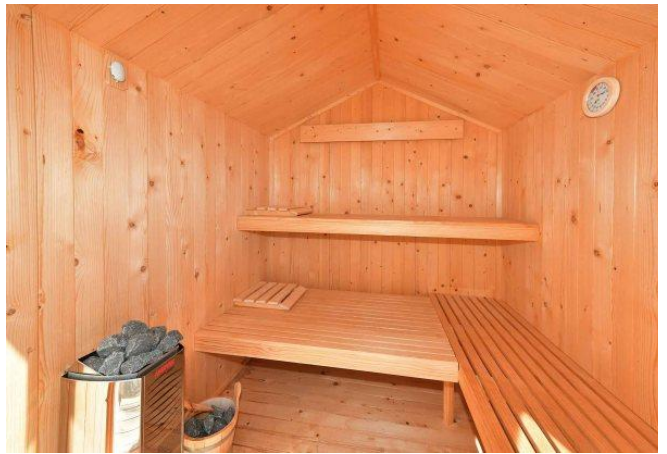




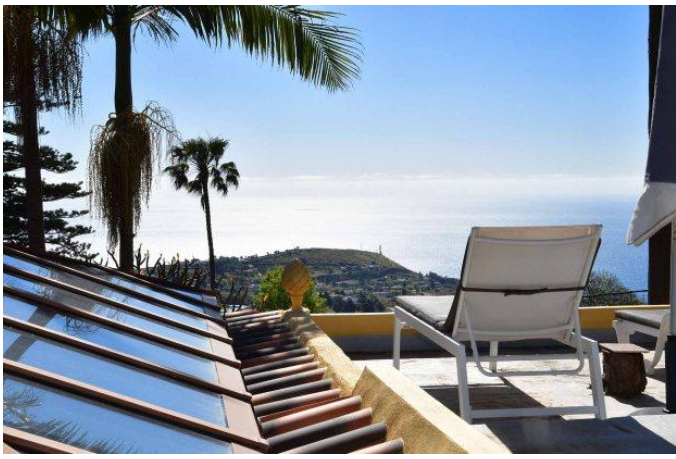


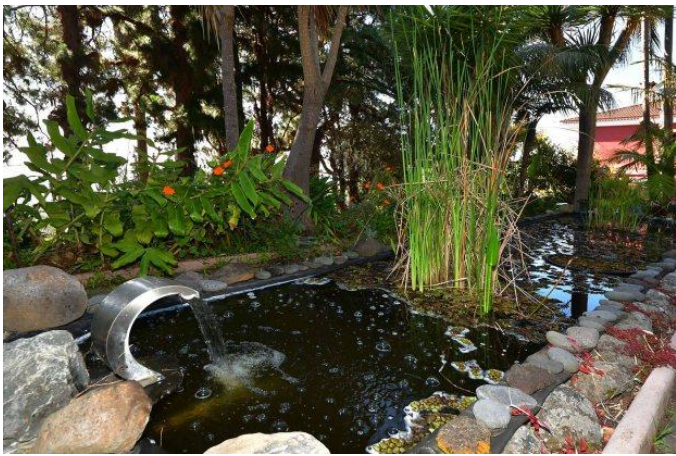


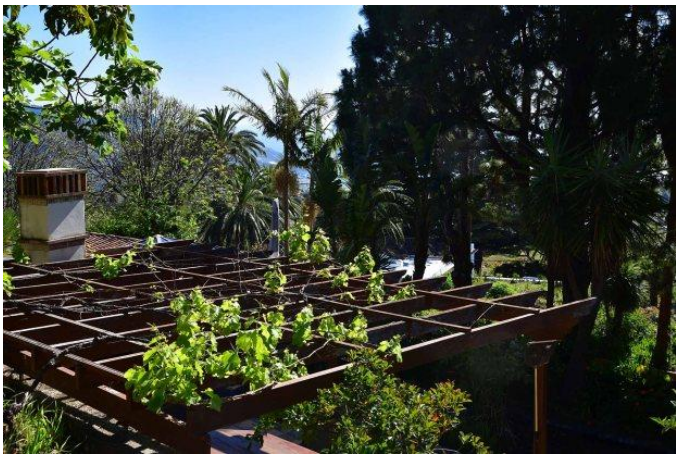


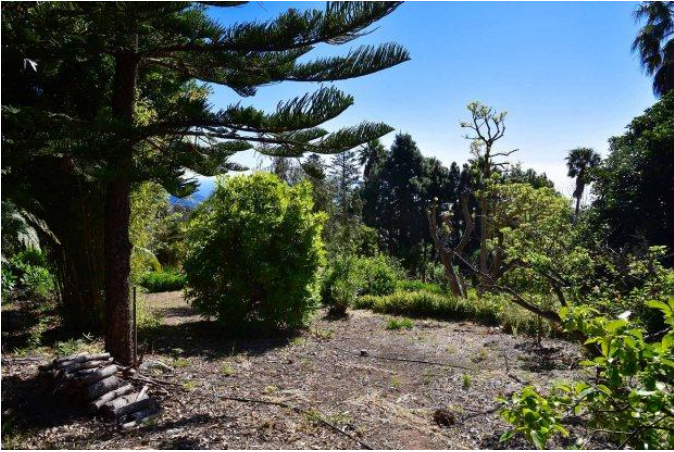


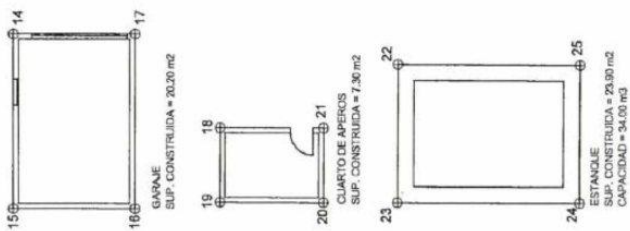
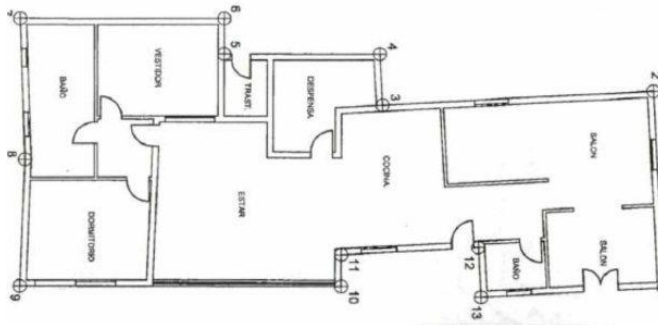












## General terms and conditions

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 n° 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)