

Newly built, classic Palmerian house with guest cottage in an excellent location below Tijarafe

Tijarafe

C- 3641



Both the main house and the guest house were newly built in 2024 using traditional natural stone construction methods. The location far below the village of Tijarafe at only 520 metres above sea level on a plot of over 9,000 m² with fantastic, unobstructed sea views guarantees absolute peace and quiet and a wonderful experience of nature.

The main house (60 m² floor space) is divided into a spacious kitchen-diner with sea views, a bedroom (also with sea views from the bed) and a daylight bathroom with a floor-level shower. The classic Palmerian architecture with exposed wooden hipped roofs over each building not only ensures authentic cosiness, but also, in combination with the approx. 60 cm thick exterior walls made of hand-hewn blue basalt, provides excellent climate control.

In front of the L-shaped house is a large terrace with an unforgettable view of the vastness of the Atlantic Ocean, and on the south side there is parking space for 2 to 3 cars. On the mountain side of the house is a small, semi-open utility room that houses the washing machine and photovoltaic technology, which is also sufficient for heating domestic water. Windows and doors are fitted with shutters to protect against excessive sunlight.

About 40 metres from the main house is the guest house (30 m² floor space), which was also newly built in 2024 using natural stone. It has a cosy kitchen-diner with an alcove as a sleeping area.

There is also a dry cave with a door on the property, which can

built surface area	90 m ²
plot area	9.188 m ²
altitude	520 m
kitchen living	1
bedrooms	1
bathroom	1
studio	1
engineering room	1
cave	1

built-in kitchen
shower
daylight bathroom
partly furnished
bright rooms
parking space
separate guest house

price	550.000 €
plus brokerage	3 %

Location

Below the village of Tijarafe at 520 metres above sea level with unobstructed sea views. Distance to the town centre with shopping and school facilities as well as bars and restaurants approx. 800 m, to the sandy beach with marina of Tazacorte approx. 17 km, to Los Llanos approx. 20 km, to the international airport approx. 46 km and to the nearest nuclear power plant approx. 1.660 km.

Development

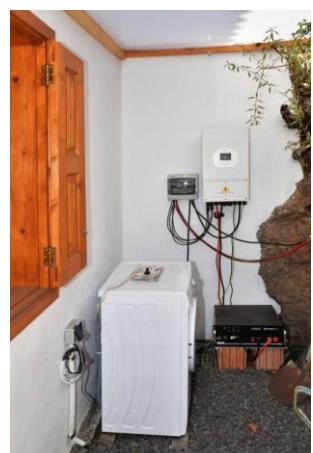
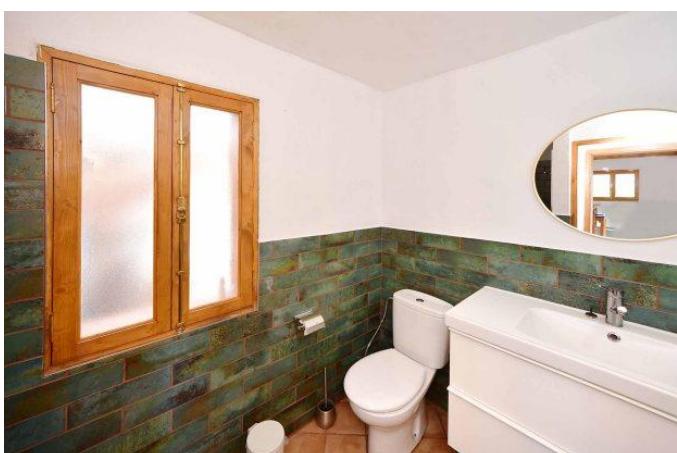
photovoltaic system
water shares
town water
marble heating system

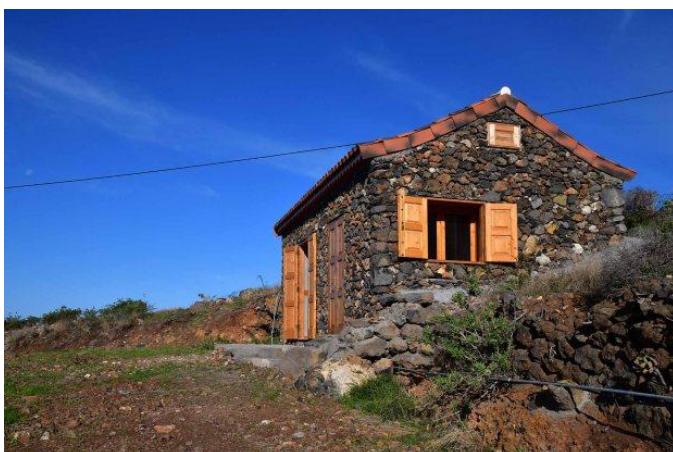
be used as a storage room or an external, naturally air-conditioned bedroom. Additional houses for tourist use with up to 20 beds may be built on the property.

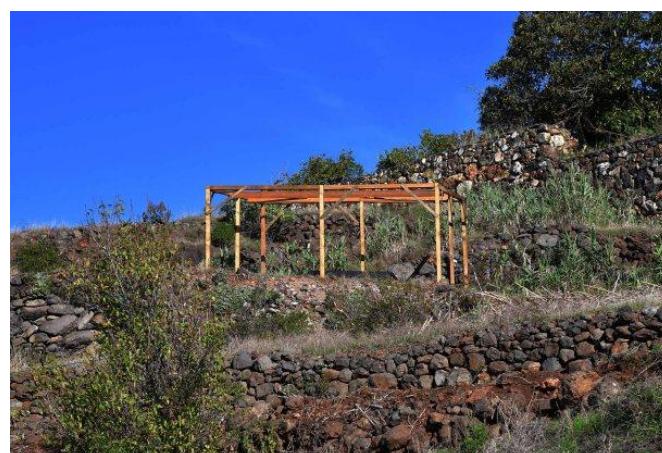
The property is self-sufficient and CO2-neutral in terms of electricity supply thanks to a photovoltaic system, while water is supplied by the municipal water system as well as private share water. A water right can be acquired separately. Connection to the public electricity and fibre optic networks would be easy to implement. Access is via a well-paved public side road.

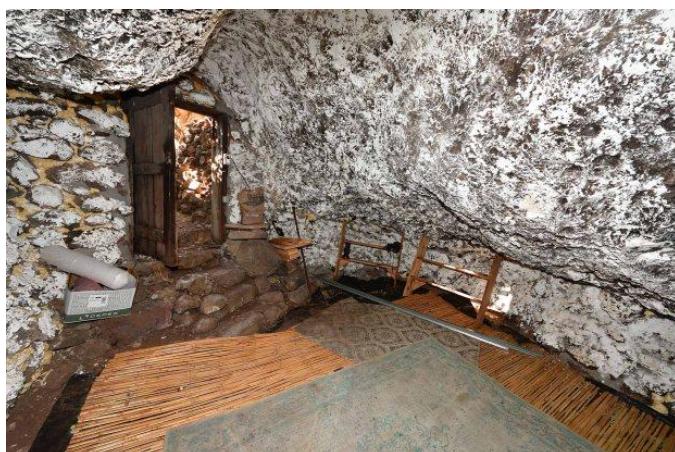
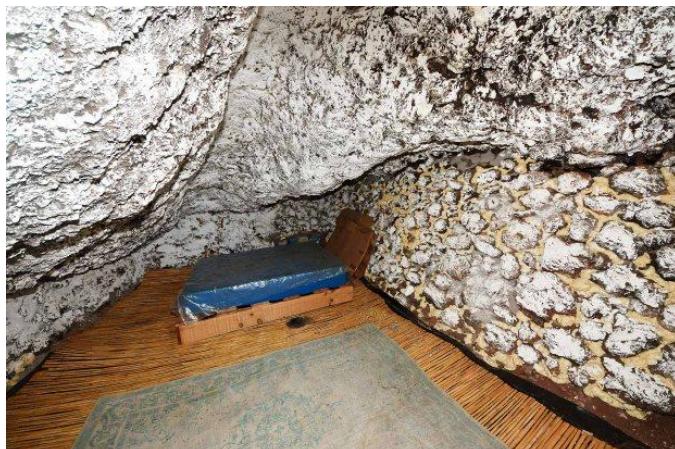














General terms and conditions

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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