

Virtually newly built bungalow below Tijarafe with fantastic sea views at only 415 metres above sea level.

Tijarafe

C- 3656



The bungalow was created by completely renovating an existing residential building in 2020, which was so extensive that it is equivalent to a new build. The walls were insulated and plastered from the outside with Steikaflex panels, and Steikaflex panels were also used for insulation in the roof. All installations, floors and windows were replaced, resulting in a modern, bright and well-insulated bungalow with a very large, modern and non-slip tiled terrace facing the sea and a fully enclosed courtyard on the mountain side.

The bungalow is divided into a spacious kitchen-diner, a bedroom (both with fantastic sea views), a dressing room and a daylight bathroom with a floor-level shower.

The kitchen-diner provides access to a large patio (courtyard), which is protected on all sides by floor-to-ceiling walls and has exterior doors and electrical installations, so that it could also be converted into a simple extension of the house if required.

The house alone has a floor area of 58 m², together with the inner courtyard, resulting in a built-up area of 103 m². The tiled terrace on the sea side is approx. 120 m². One or more guest houses for tourist rental for up to ten people may be built on the property.

The very large 8,409 m² plot has been planted around the house as an easy-care garden with palm trees and succulents and still offers plenty of space for your own planting dreams. It extends mainly from the bungalow towards the Atlantic Ocean, so that the sea view remains unobstructed.

The property is accessed via a mostly asphalted road, partly unpaved on horizontal sections, but also easily passable by car, as well as a

constructed area	128 m ²
built surface area	58 m ²
plot area	8.409 m ²
altitude	415 m
kitchen living	1
bedrooms	1
bathroom	1
dressing room	1
engineering room	1

built-in kitchen
shower
daylight bathroom
not furnished
bright rooms
parking space
engineering house
easy-care garden
terrace

price	480.000 €
plus brokerage	3 %

Location

At just 415 metres above sea level with fantastic, unobstructed sea views in a very quiet, almost uninhabited area. Distance to Tijarafe with many schools and shopping facilities, as well as bars and restaurants approx. 3 km, to the sandy beach with marina in Tazavorte approx. 19 km, to the secret capital Los Llanos de Aridane with all shopping and school facilities approx. 23 km, to Santa Cruz de La Palma and the international airport approx. 51 km and to the nearest nuclear power station approx. 1.660 km.

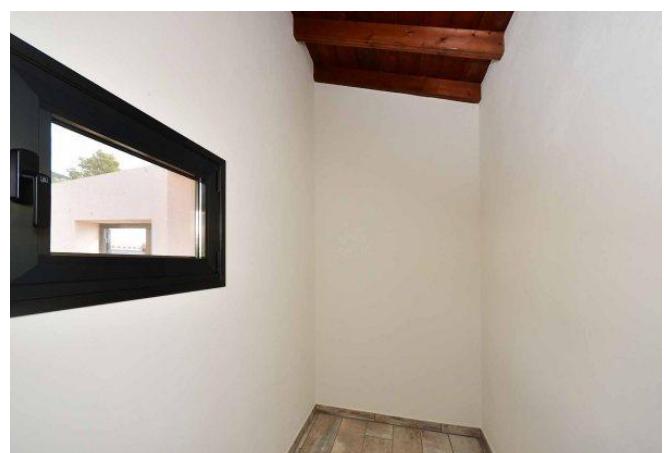
Development

concrete driveway on the property itself. Electricity is supplied independently by a sufficiently dimensioned photovoltaic system (2.6 kWp modules, 10 kWh lithium iron phosphate batteries). The house is connected to the public water supply. The finca is available immediately.

wood-burning fireplace inserts
solar warm water system
photovoltaic system
town water















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