

Simply beautiful: a small home or holiday cottage with fantastic sea views and a pool in La Punta

La Punta

C- 3684



The house was newly built in 2013 using natural stone construction and completed between 2016 and 2018. It is in excellent condition and has been used by its owners as a permanent residence, although it is naturally also an ideal holiday home.

On the ground floor there is a cosy and very well-equipped kitchen and dining area. A small staircase leads, on a half level, to a small storage cupboard and a bathroom with natural light, while the upper floor comprises a spacious dressing room, a workspace, a bedroom and an alcove with a guest or children's bed.

The beautifully landscaped garden offers fantastic sea views, three well-designed terraces paved with natural stone — both sunny and shaded areas — a dining space that could easily be converted into an outdoor kitchen, as well as a small pool with sun terrace and panoramic views over the Atlantic Ocean. The partly mature trees and several fruit trees are already well established.

The finca is accessed via a quiet, well-asphalted public side road and can easily be reached with a standard car. There is a parking space on the property. The house is, of course, connected to the public electricity and drinking water supply, and landline telephone and high-speed fibre-optic internet are available.

The kitchen and dining area can be heated with a cosy wood-burning stove with a glass door, which also warms the upper floor when required. The hand-cut blue basalt construction stores the warmth of the sun extremely well during the day and releases it into the interior

built surface area	79 m ²
plot area	1.214 m ²

altitude	640 m
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rooms	3
kitchen living	1
bedrooms	1
bathroom	1
study	1
Alcove	1

pool
built-in kitchen
shower
daylight bathroom
partly furnished
parking space
terrace

price	320.000 €
plus brokerage	3 %

Location

Very quiet, almost secluded location above the El Time-Tijarafe link road in the district of La Punta. Distance to La Punta with shopping facilities and restaurant approx. 3 km, to Tijarafe with all shopping facilities and school approx. 5 km, to the beach with marina of Tazacorte approx. 12 km, to the secret capital Los Llanos with all shopping and school facilities approx. 15 km, to the international airport approx. 41 km and to the next nuclear power station approx. 1.660 km.

Development

electric grid
town water

spaces at night.

stove heating
solar warm water system
water share rented

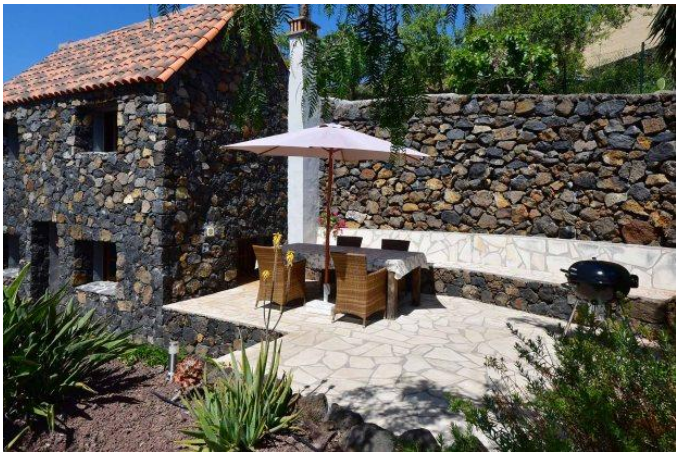


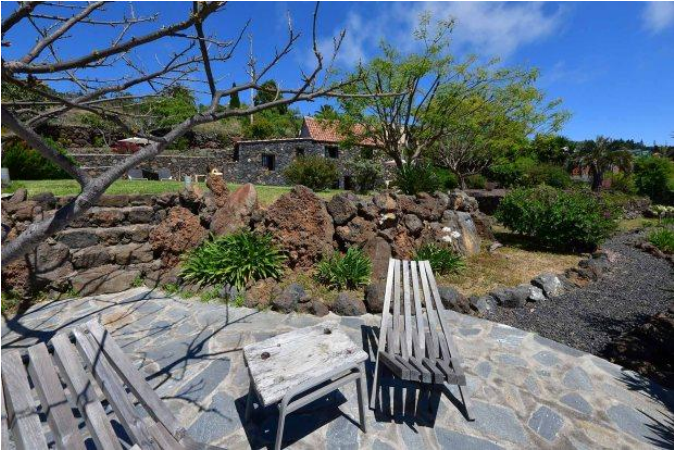












General terms and conditions

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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