

Beautiful new ground floor apartment in Tazacorte Pueblo

San Borodon

P- 3643



The flat is almost complete and will be ready to move into shortly. It is accessible at ground level without steps and is divided into a spacious and bright kitchen-diner, a small hallway, two bedrooms, a bathroom and another room that can be used either as a utility room or an additional en-suite bathroom. The future buyer can decide which option to choose. The conversion into a utility room is included in the purchase price, while the conversion into a second bathroom would be possible for an additional charge of €4,000 or if the buyer does the work themselves. A small courtyard belonging to the flat is accessible via bedroom 2. It contains the hot water boiler and can otherwise be used for drying laundry and as a storage area.

The flat was created by gutting and completely renovating a former residential and commercial building and houses a total of only four residential units. It is located at only 100 metres above sea level in the San Borondon district of Tazacorte.

built surface area	69 m ²
altitude	112 m
kitchen living	1
bedrooms	2
bathroom	1
utility room	1
hallway	1
patio built-in kitchen shower daylight bathroom terrace	
price	216.000 €
plus brokerage	3 %

Location

At 100 metres above sea level in the San Borondon district of Tazacorte. Distance to the centre of Tazacorte Pueblo with its many shopping facilities, restaurants and bars approx. 700 m, to the sandy beach with marina of Tazacorte Puerto approx. 3.3 km, to the secret island capital of Los Llanos de Aridane with all shopping and school facilities approx. 4.5 km, to the international airport approx. 30 km and to the nearest nuclear power plant approx. 1440 km.

Development

electric grid
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.
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