

Unique opportunity: flat in the front row on the beach in Puerto Naos

Puerto Naos

P- 3653



The flat is located directly on the newly designed beach promenade of Puerto Naos – there is probably no better location for Atlantic lovers on the entire island. It is ideal for tourist rental as an investment property, as well as for personal use as a holiday or main residence. It is located on the third floor of a friendly and brightly designed building, with only the almost always blue sky above the flat. Of course, it is easily accessible by lift.

It is divided into a large and cosy kitchen-diner with a 12 m² balcony, a large bedroom, a small hallway and a bathroom that was modernised a few years ago.

A tourist rental licence is available and included in the purchase price. As the beach promenade is now a pedestrian zone, you have direct access to the beach without any disturbing traffic noise. The nearest public car park is approx. 70 m away.

The property is, of course, connected to the public electricity and drinking water networks, and fast internet is easily available.

living area	55 m ²
usable area	69 m ²

altitude	10 m
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rooms	2
kitchen living	1
bedrooms	1
bathroom	1

built-in kitchen
shower
well furnished
bright rooms
balcony
lift

price	465.000 €
plus brokerage	3 %

Location

In the front row on the beach promenade of Puerto Naos at 10 metres above sea level. Distance to bars and restaurants approx. 10-100 metres, to the supermarket approx. 270 metres, to the secret capital of Los Llanos de Aridane approx. 11 kilometres, to the international airport approx. 33 kilometres and to the nearest nuclear power plant approx. 1.660 kilometres.

Development

electric grid
town water
letting license











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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