

A charming little flat near the beach in Puerto Naos

Puerto Naos

P- 3692



built surface area	36 m ²
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altitude	18 m
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bathroom	1
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studio	1
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built-in kitchen
shower
daylight bathroom
well furnished
balcony

price	120.000 €
plus brokerage	3 %

Location

In the hamlet of Puerto Naos, which is part of Los Llanos, at 19 metres above sea level. Just 65 metres from the seafront promenade with its restaurants and bars, 67 metres from the supermarket, 12 km from the island's 'secret' capital, Los Llanos de Aridane, approximately 35 km from Santa Cruz de La Palma and the international airport, and 1.660 km from the nearest nuclear power station.

Development

electric grid
town water

Just 65 metres from the beach promenade in Puerto Naos, you'll find this small penthouse flat, equipped with everything one or two people really need:

A cosy living and kitchen area with a fitted kitchen, sofa and balcony, a sleeping area and a bathroom with a large shower. From the balcony, you can catch a glimpse of the Atlantic Ocean and enjoy the tranquillity of this little village right by the sea. The kitchen is equipped with a ceramic hob, oven, microwave and fridge, as well as a breakfast bar and wall units, so you can prepare even a sophisticated meal – although the bars and restaurants, just a one- or two-minute walk away, are certainly tempting.

The sleeping area is separated from the living area by a wardrobe with a TV recess; from the entrance hall, you can access the bathroom, which has a large shower tray.

The roof terrace also features a small utility room, which is for the exclusive use of the flat and houses the washing machine and washing lines. It can also be used for sunbathing.

The flat is, of course, connected to the mains electricity and drinking water supply and is offered fully furnished. It is accessible by car via a side street; the nearest public car park is 180 metres away.







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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