

Beautifully situated plot for the construction of one or more holiday homes for tourist use in Puntagorda

Puntagorda T- 3346



plot area	5.116 m ²
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altitude	820 m
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price	79.000 €
plus brokerage	3 %

Location

At approx. 820 metres above sea level in a very quiet natural location with sea views. Distance to the village centre of Puntagorda with almost all shopping and school facilities approx. 2 km, to Tazacorte with beach and marina 25 km, to the secret capital Los Llanos 28 km, to the international airport 54 km and to the nearest nuclear power station approx. 1,660 km.

The plot is situated in a very quiet location at an altitude of 820 metres above sea level just above the village of Puntagorda with beautiful sea views. It may be developed with tourist buildings with up to 10 accommodation places, with a total floor area of up to 350 m². A tourist house must have a floor area of at least 56 m² and be designed for at least 2 people, with a minimum of 10 m² and a maximum of 35 m² added for each additional accommodation space. It can therefore be developed with one to five tourist houses. The plot has a good buildable level and extends on its south-west side into a ravine, which offers a particularly beautiful view of the natural landscape and the Atlantic Ocean and, with three large dragon trees on the edge, offers a very special Canarian flair. The property can be reached via a public, tarmac road up to a distance of approx. 100 metres, the last 100 metres are a dirt track. Electricity and mains water are also approx. 100 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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