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Building plot for those affected by the volcanic eruption in 2021 in a beautiful location above Puerto Naos

Puerto Naos T- 3467

plot area	1.146 m²
altitude	245 m

price	**51.570 €**
plus brokerage	3 %

Location

Above Puerto Naos at only 245 metres above sea level with fantastic sea views. Distance to Fuencaliente approx. 16 km, in the future to Los Llanos de Aridane again approx. 15 km.

The property may be built on by persons who have lost their habitual residence on La Palma due to the volcanic eruption of September 2021. Buildings of a maximum of the same size (house, garage, storage building, pool, etc.) that the affected person has lost may be erected on the plot for residential purposes. However, new buildings may only have one storey and must be designed to fit in with the surroundings; a maximum of two adjoining residential buildings are permitted per plot.
The plot is in a very quiet location with only a few neighbouring buildings, is accessible via a public road and has electricity and water connections close to the property boundary.
Currently (July 2022) the property is only accessible by car via Fuencaliente due to the effects of the volcanic eruption of September 2021, with a four-wheel drive vehicle it can be reached 3 times a day through the construction site. The road connection between La Laguna and Las Norias is being rebuilt at great speed, completion is announced for autumn 2022.
We also offer the neighbouring property to the south under the property number T-3468, a joint purchase is of course possible.

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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