

Development plot in Tendiña, above Los Llanos de Aridane

Dos Pinos

T- 3476



The building plot may be built on with a residential house of up to 250 m² floor area and up to two storeys. It belongs to the municipality of El Paso, so that a valid land use plan is available and a building permit can be issued at any time.

Feeling and climatically it belongs however rather to Los Llanos and has a beautiful sea view.

The property is well developed with a public, well asphalted side road, electricity and freshwater are at the property border

plot area	1.718 m ²
-----------	----------------------

altitude	460 m
----------	-------

price	89.000 €
plus brokerage	3 %

Location

Below El Paso in the district Tendiña on only 460 m above sea level in a quiet residential area. Distance to the center of Los Llanos the Aridane with all shopping and school facilities approx. 3,5 km, to the sandy beach with marina of Tazacorte approx. 8 km, to El Paso approx. 3,5 km, to the international airport approx. 27 km and to the next nuclear power station approx. 1.660 km.

Development

connection to electric grid prepared
water supply prepared



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.
-



Angel Immobilien SL

CIF B-76521608

Plaza de España n° 2
38760 Los Llanos de Aridane
Islas Canarias/La Palma, España
info@angel-immobilien-sl.com

Your personal consultants

Dipl. Ing. Bernd Blume	+34 647 872 894	blume@angel-immobilien-sl.com
Ina Eyb-Blume	+34 662 688 687	eyb-blume@angel-immobilien-sl.com
Ainoha Rummel	+34 663 259 498	rummel@angel-immobilien-sl.com

www.angel-immobilien-sl.com