

## Fantastically located building plot for touristic houses in Puntagorda

Puntagorda

T- 3577



plot area	12.265 m <sup>2</sup>
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altitude	540 m
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price	190.000 €
plus brokerage	3 %

### Location

Below the village of Puntagorda at 527 to 554 metres above sea level in a very quiet location with unobstructed sea views. Distance to the village centre with almost all shopping and school facilities approx. 1.5 km, to the next bathing possibility (in summer) in the so-called 'old harbour' of Puntagorda approx. 6.5 km, to the sandy beach with marina of Tazacorte approx. 27 km, to the secret capital Los Llanos with all shopping and school facilities approx. 30 km, to the international airport approx. 60 km and to the next nuclear power station approx. 1.660 km.

### Development

water share included

The approx. 1.2 hectare site has been prepared for the construction of 2 tourist houses and partially terraced. The steepest part of the access road has already been concreted, a water tank with approx. 150 m<sup>3</sup> for garden irrigation has been built and put into operation, a pool has been prepared and equipped with pool technology and numerous palm trees, olive trees and some fruit trees have been planted. A project for a tourist villa has already been developed and the rights to this architectural project are part of the purchase price. With the project, a building licence could be applied for immediately, of course also with changes according to your wishes.

Of course, there are hardly any limits to your imagination as to what you would like to offer your guests as part of a tourist project on this varied and partly already terraced site; a few more tourist villas could also be authorised.

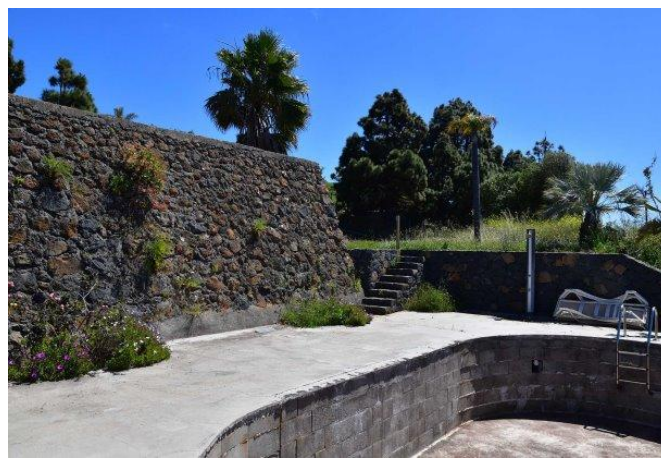
The plot is quite level by Palmerian standards and has plenty of good soil. It has its own access on public roads.

It is located below the village of Puntagorda in one of the most popular locations in the village: absolutely quiet, the fantastic Atlantic view is unobstructable.

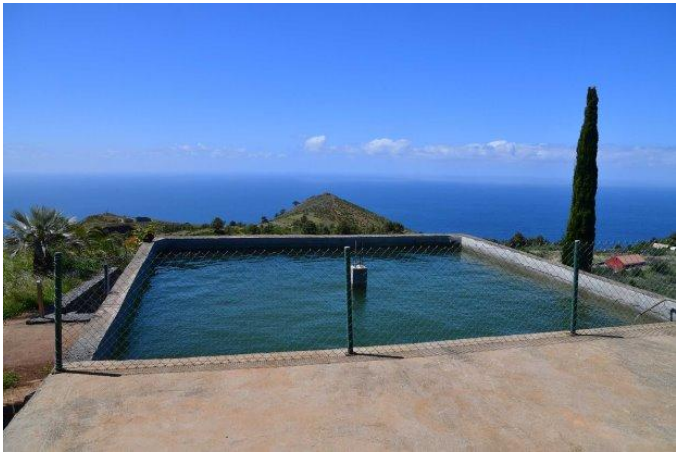
The purchase price includes shared water so that the garden can continue to be watered free of charge.



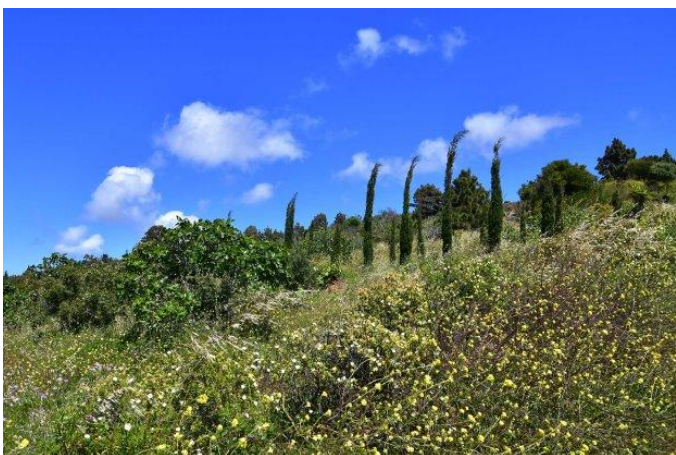


































## General terms and conditions

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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