

## Building plot with planning permission and beautiful sea views in La Punta, just 415 metres above sea level

La Punta

T- 3630



plot area 4.533 m<sup>2</sup>

altitude 415 m

price 195.000 €

plus brokerage 3 %

### Location

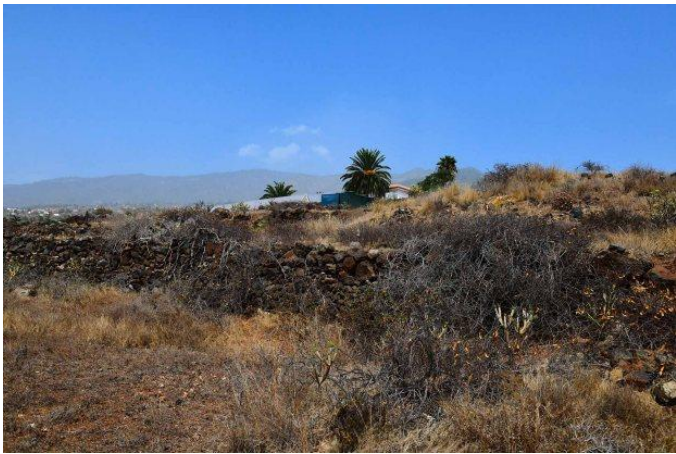
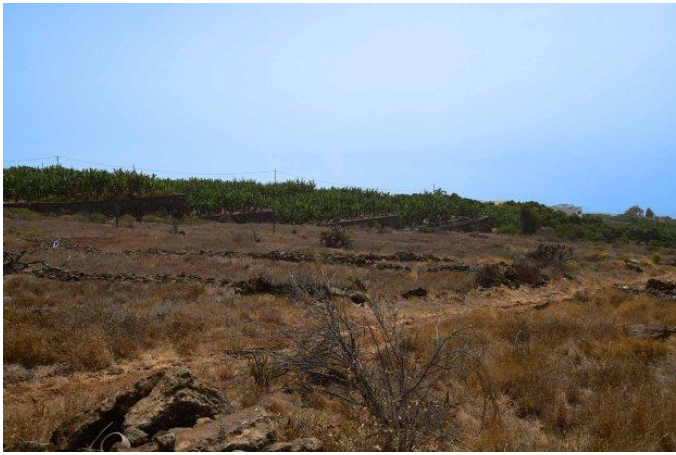
The very large and well-located plot (4533 m<sup>2</sup>) consists of a building plot of 1,480 m<sup>2</sup> and an agricultural section of 3,050 m<sup>2</sup>. A residential building with a floor area of 165 m<sup>2</sup> plus terraces and outbuildings (wine cellar and workshop or similar) has been approved for the building plot. It includes a spacious kitchen-diner with fantastic sea views of approx. 44 m<sup>2</sup>, 2 bedrooms of 13 m<sup>2</sup> each, a bathroom, a utility room, a storage room and another living room of approx. 20 m<sup>2</sup>.

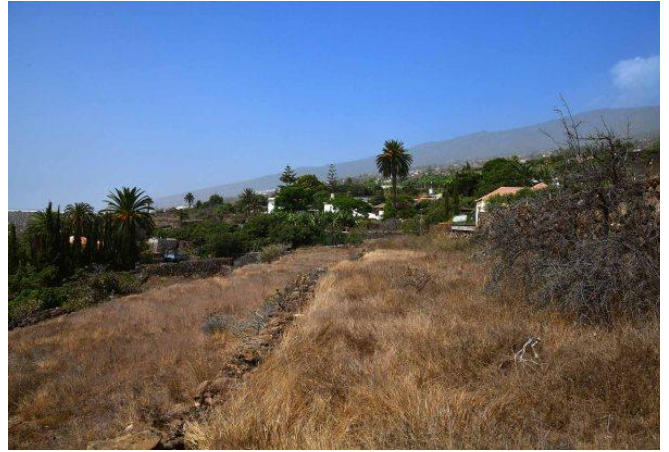
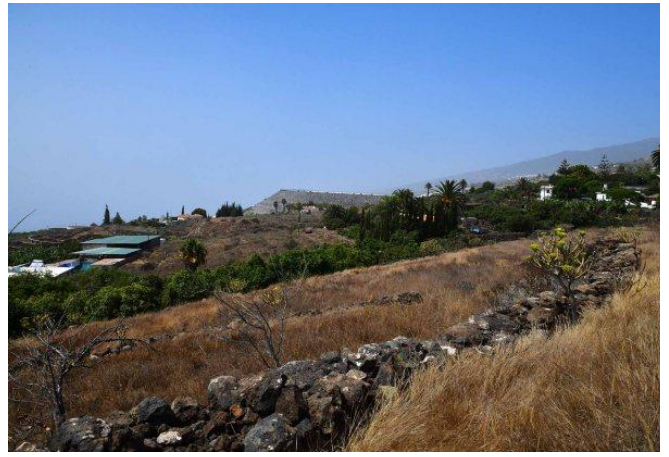
The property is accessed via a narrow, well-paved side road and is very quiet. Due to the low altitude of 415 metres above sea level, it is located in a very balanced climate zone, so that a well-built house practically never needs to be heated and only very rarely needs to be cooled.

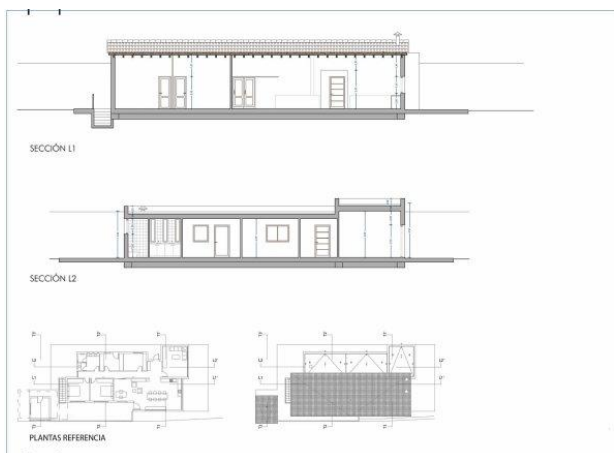
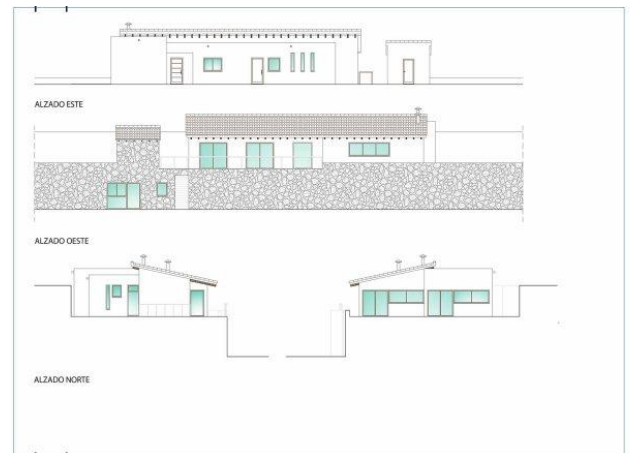
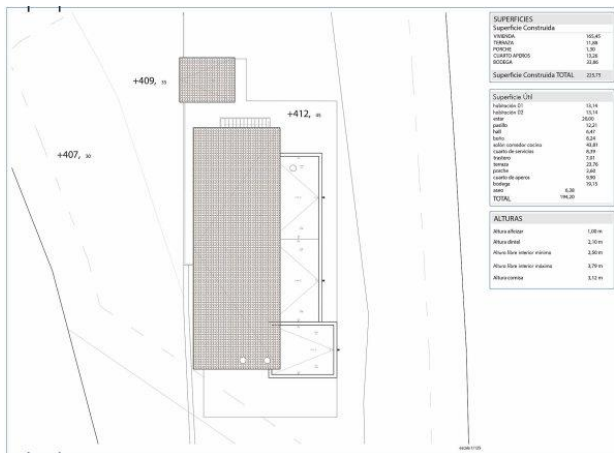
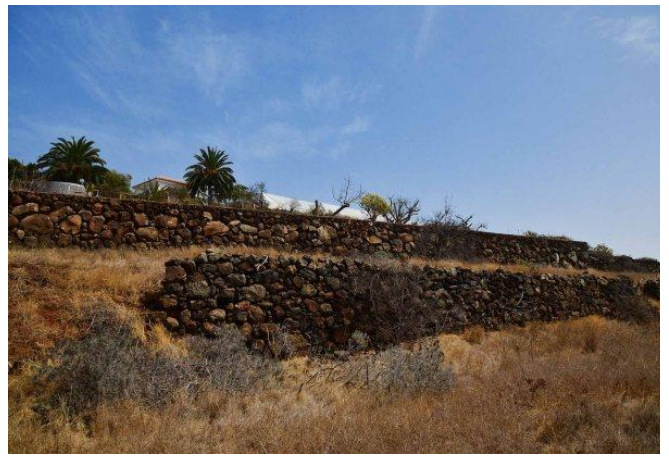
The property is divided into 2 to 3 terraces and is very flat within the terraces.

The residential building may be used as a permanent residence or partially or entirely for tourist rentals. Additional tourist buildings would be eligible for approval.

The building permit is included in the purchase price.







## 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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