

Beautiful apartment complex in Los Barros, one of the most popular districts of Los Llanos.

Los Barros

C- 3495



Just above the island's secret capital Los Llanos de Aridane lies this small but beautiful apartment complex, close to the town but still absolutely quiet and particularly popular due to its particularly balanced climate and complete protection from the north-east trade winds.

The two-storey main house accommodates the owner's flat on the ground floor on 126 m². You enter via the side entrance with an entrance area that leads into a small hallway. From there, or via the partially covered terrace, you enter the spacious living/dining kitchen (28 m²). The small hallway leads to two bathrooms (one with a bathtub, the other with a shower) and the three bedrooms, one of which has a separate south-facing balcony.

On the upper floor, which can be reached almost at ground level from the street due to the hillside location, there are three guest flats, each divided into a kitchen-living room, a bedroom and a bathroom. One has an additional storage room. All three flats have their own balcony or terrace. The beautifully landscaped and excellently maintained outdoor area also includes a garage, which is used as a bodega/workshop and whose roof forms a spacious sun terrace. From here you and your guests can enjoy a wonderful panoramic view of the Atlantic Ocean, the Aridane Valley and the Cumbre Vieja with its new volcanic mountain.

It also houses a pool, a jacuzzi, a very large outdoor kitchen with plenty of space for celebrating, barbecuing, playing table tennis and chatting, as well as numerous cosy seating areas and a small, private guest studio.

A tourist rental licence "Vivienda Vacacional" exists for the owner's flat and the three guest flats; the owner's flat may also be occupied by the owner all year round. The licences, as well as the guest

usable area	347 m ²
built surface area	293 m ²
plot area	2.105 m ²

altitude	375 m
----------	-------

rooms	11
kitchens living	4
bedrooms	6
bathrooms	6
studio	1
utility rooms	3
barbecue	1
hallways	2

pool
built-in kitchen
bathtub
shower
daylight bathroom
well furnished
seperate guest area
bright rooms
balcony
parking space
garage
old tree population
fruit-tree population
on top terrace
roofed terrace

price	920.000 €
plus brokerage	3 %

Location

At only 375 metres above sea level in the very quiet district of Los Barrios, slightly above Los Llanos. Distance to the nearest supermarket only 650 m, to the town centre with restaurants, cafés, all shopping and school facilities, plaza and pedestrian zone approx. 1.4 km, to

inventory and the furniture, as well as the complete equipment of the flats are included in the purchase price.

The owner's flat could also easily be converted into two separate guest flats, so that five rental units would be available.

The complex is accessed via a well tarmaced side road with very little traffic, and is of course connected to the public electricity and telephone networks. Internet connection via radio relay and satellite TV are available, fibre optic internet is feasible. A connection to the municipal water network is currently being realised.

the sandy beach with marina of Tzacorte approx. 10 km and to the international airport approx. 30 km, to the nearest nuclear power station approx. 1,660 km.

Development

water share rented

electric grid

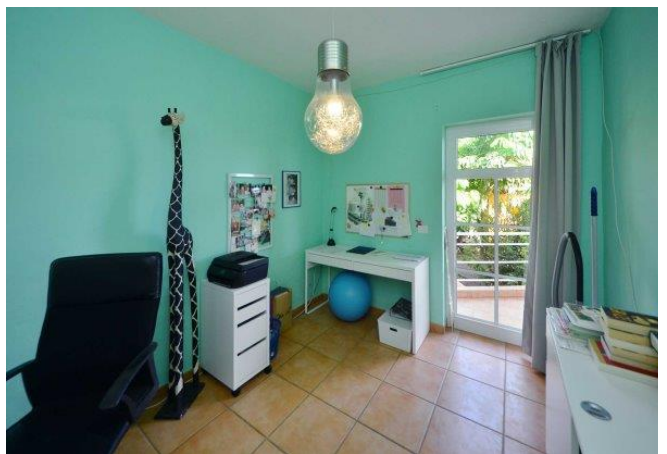
conventional telephone network

internet access

SAT-TV









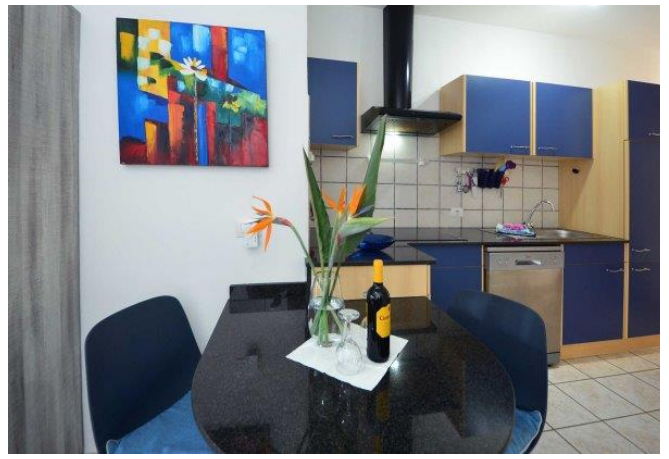






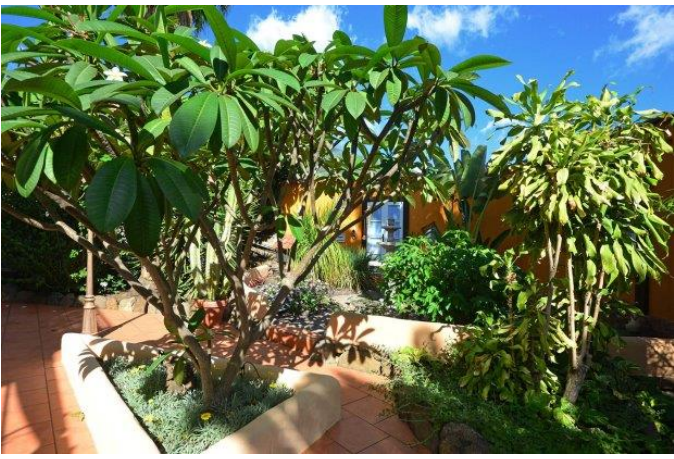








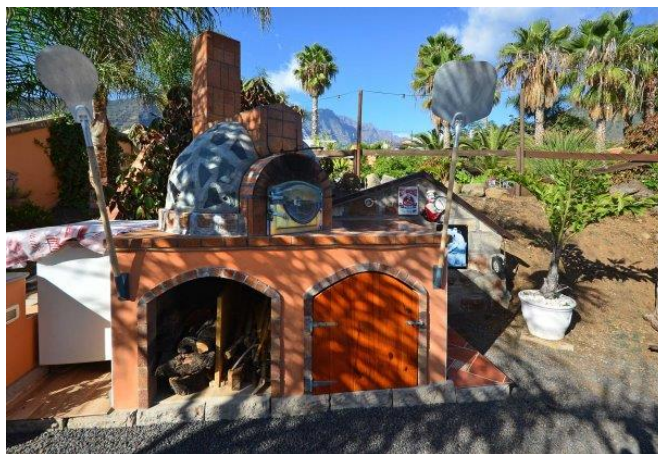
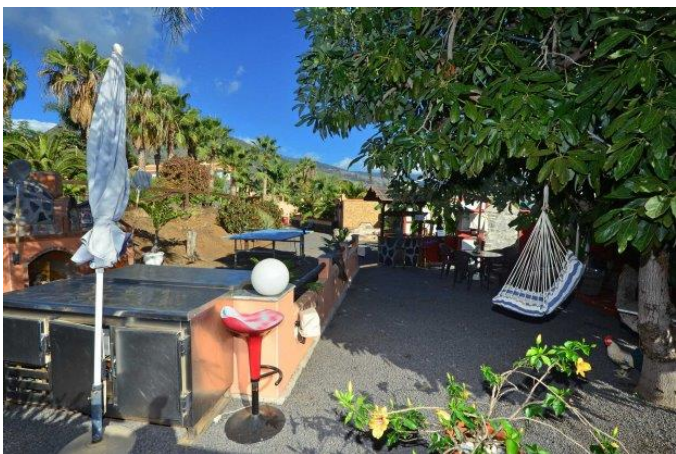
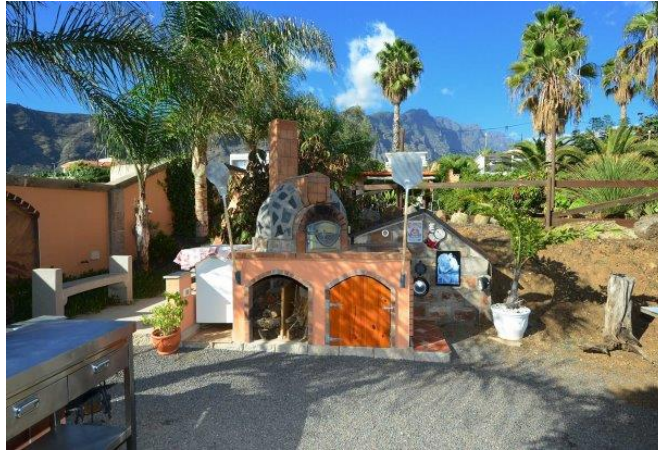




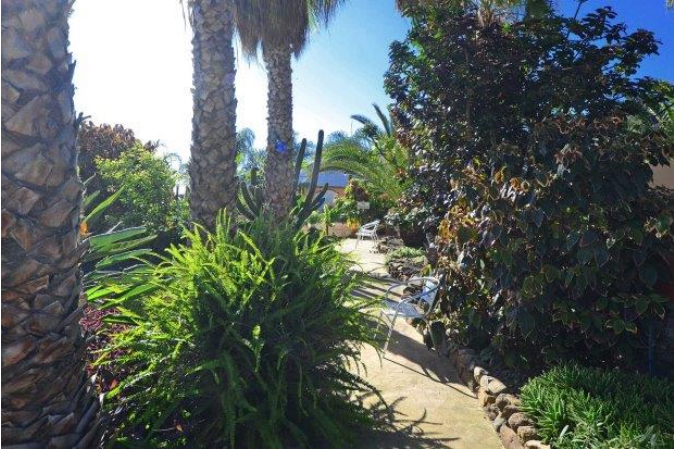
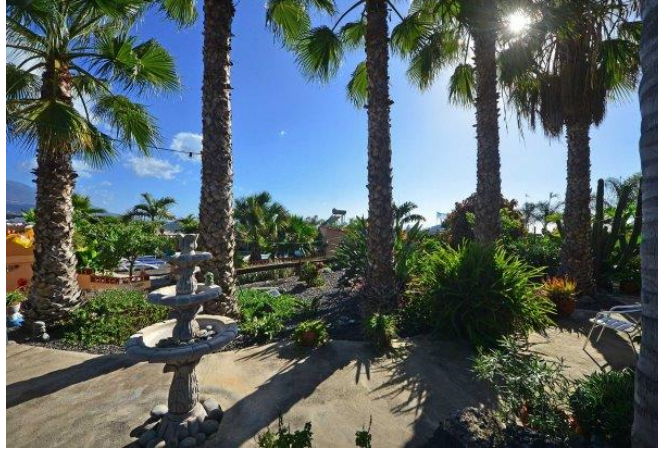












General terms and conditions

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