

Flat in a prime location right by the sea in Puerto Naos

Puerto Naos

P- 3585



The flat is located just outside the centre of Puerto Naos in the first row by the sea and has a fantastic sea view. Although it is right by the sea, the location is very quiet, as it is just outside the popular beach of Puerto Naos, which can be reached on foot in 2 minutes (120 m).

It is located in a flat block with a total of only four flats on the first and second floors. On the first floor, it is divided into a bright eat-in kitchen with fantastic sea views from both the living and dining areas, a large bedroom and a bathroom with a shower/bathtub.

A spiral staircase in the kitchen/living room leads to a further room with a sofa bed, which can be used as a guest room, study or storage room for patio furniture, as well as to the large, wrap-around roof terrace, which faces west, north and east and belongs exclusively to the flat. The roof terrace has an area of 29 m², the guest room of 9 m² and the flat on the 1st floor has a living area of 34.43 m².

The flat has a garage space in the underground car park, which is spacious by Palmerian standards and therefore easy to drive into, as well as a very high cellar room of 6 m².

A communal inner courtyard of approx. 135 m² is for the exclusive use of residents only of the small Apartmentanlage.

The flat is offered fully furnished and can be taken over immediately. It is of course connected to the public electricity, telephone and drinking water networks. Internet connection via fibre optics is possible.

A favourable opportunity to be one of the first in the front row.

living area	43 m ²
usable area	72 m ²
built surface area	89 m ²

altitude	22 m
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kitchen living	1
bedrooms	2
bathroom	1
storage	1

built-in kitchen
bathtub
shower
well furnished
bright rooms
garage
on top terrace

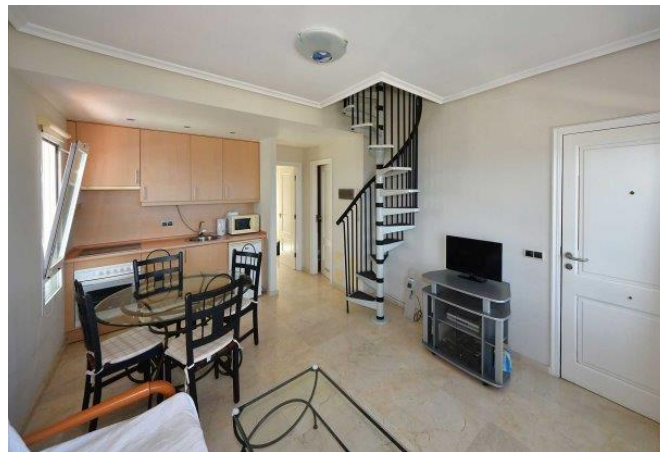
price	280.000 €
plus brokerage	3 %

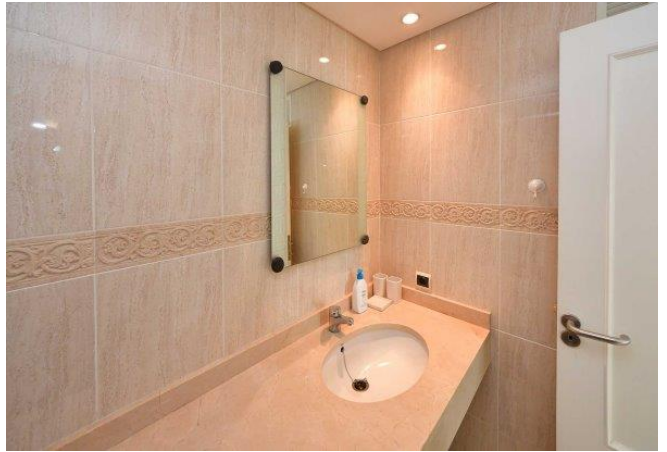
Location

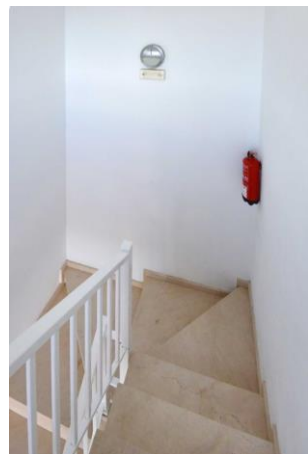
In the popular seaside resort of Puerto Naos on the west side of the island with a sandy beach at only 22 metres above sea level in a very quiet residential area. Distance to the sandy beach 120 m, to the beach promenade with restaurants, bars and supermarket (currently still closed) approx. 300 m, to the secret island capital Los Llanos de Aridane with all shopping and school facilities approx. 11 km, to the international airport approx. 33 km and to the nearest nuclear power station approx. 1.440 km.

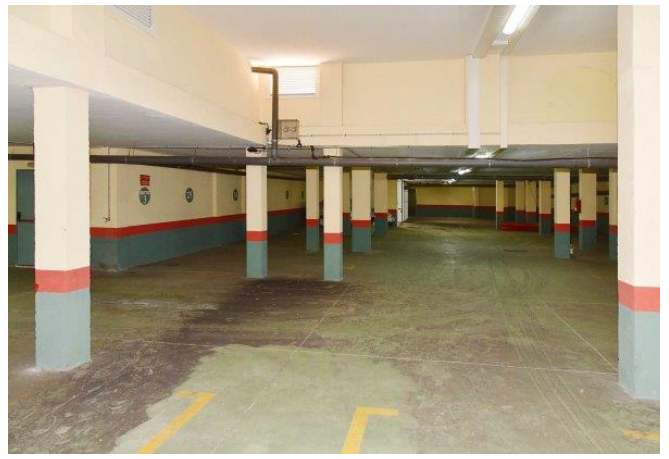
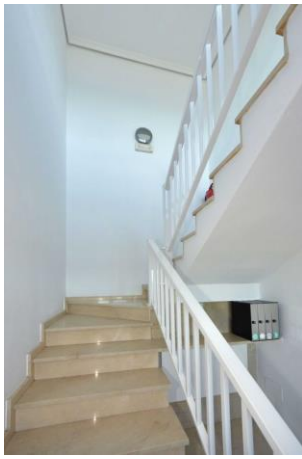
Development

electric grid
town water
conventional telephone network
internet access











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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