

## Very large, divisible building plot for people affected by the volcanic eruption in best location of Las Norias

Las Norias

T- 3073



The plot is located in a very quiet residential area in Las Norias at only 340 metres above sea level with beautiful sea views. It is accessed by two tarmac side roads, one above and the other below the property along its entire length. Electricity and mains water are connected to the boundary of the plot.

It may be built on by persons who have lost their usual residence on La Palma due to the volcanic eruption of September 2021 and may also be divided into plots of at least 500 m<sup>2</sup>, i.e. up to 10 building plots in total. Buildings of a maximum of the same size may be erected on the plot for residential purposes (house, garage, storage building, pool, etc.) that the affected person has lost. However, new buildings may only have one storey and must be designed to fit in with the surroundings; a maximum of two adjoining residential buildings are permitted per plot.

From the time when the municipality of Los Llanos de Aridane has a valid land use plan again, it is to be expected that it may also be built on for residential purposes by those not affected by the volcanic eruption.

Currently (July 2022), the property can only be reached by car via Fuencaliente due to the effects of the volcanic eruption in September 2021; it can be reached 3 times a day by four-wheel drive vehicle through the construction site. The road connection between La Laguna and Las Norias is being rebuilt at great speed, completion is announced for autumn 2022.

plot area 5.362 m<sup>2</sup>

altitude 340 m

price 200.000 €  
plus brokerage 3 %

### Location

In a very quiet residential area of Las Norias at only 340 metres above sea level. Distance to the next bus stop approx. 450 m, to Puerto de Naos with sandy beach, many restaurants, bars and shopping facilities (also on Sundays), approx. 4.5 km, to Tazacorte with marina and sandy beach approx. 9 km, to the secret island capital Los Llanos de Aridane with all school and shopping facilities approx. 7 km, to the international airport approx. 30 km and to the next nuclear power station approx. 1,660 km.















## 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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