

The Tenerife Property & Business Guide

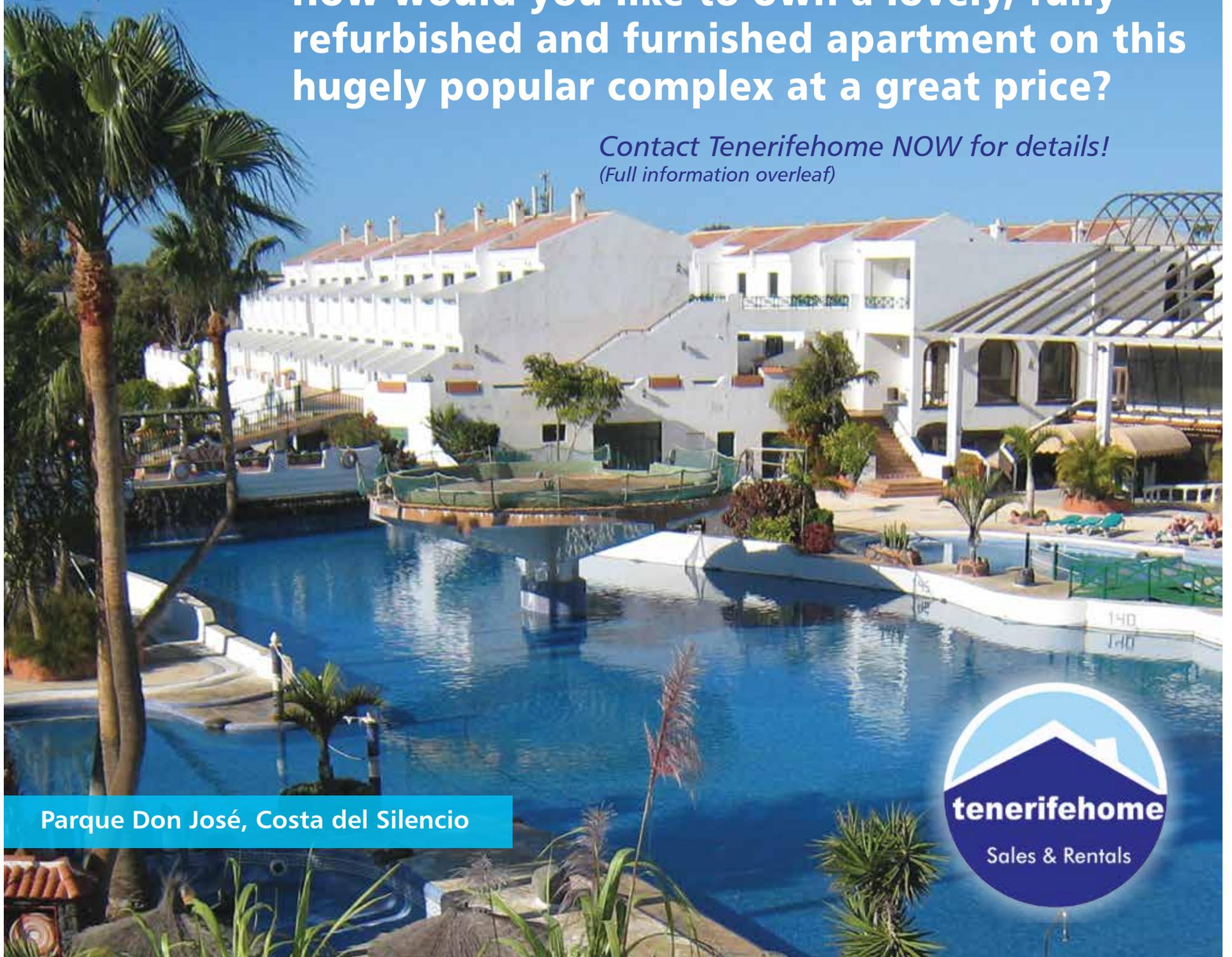


November 2016
Issue 145

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How would you like to own a lovely, fully refurbished and furnished apartment on this hugely popular complex at a great price?

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(Full information overleaf)*



Parque Don José, Costa del Silencio



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Tenerifehome.com – Costa del Silencio’s best-loved Estate Agency?

Tenerifehome’s relatively new Belgian owners, Cedric De Ridder and wife Dominique Molhant, took over the business in early 2015, having previously worked for the company for nearly 6 years.

Together with their four highly professional staff members, Cedric and Dominique’s firm provides a truly multi-lingual team, able to communicate with clients in English, Spanish, French, Dutch, Belgian, German and Italian. In addition, they have built a high quality professional network of Lawyers, Notaries, Accountants, Architects and Banks, giving them the ability to assist clients with almost any type of enquiry.

The range of services the firm offers includes obtaining NIE numbers/ Residencias, opening Bank Accounts, and assisting with translations. Dominique and Cedric feel that their staff actually LISTEN to clients (unlike some other agencies) ensuring that they will be able to help people as well

as is possible according to their requirements.

The firm also believes they make everything as clear as possible from the outset of any transaction, so there are no ‘surprises’ down the line – transparency and honesty in all dealings are the firm’s most valuable assets.

Tenerifehome has an excellent range of properties in the Costa del Silencio area as well as many from other areas, all of which can be ‘browsed’ via their website: www.tenerifehome.com. Also, Cedric has a number of larger, investment-type projects he would be happy to discuss with any interested parties.

With regard to one specific opportunity at the moment, Tenerifehome is actively involved in the



to all amenities and only a short walk from the lovely fishing village of Las Galletas with its pretty marina and shops, has been undergoing extensive renovations – especially to the pool (the largest in the area!), which will be



Dominique with her little boy, Manoé, and Cedric, Renee, Christine, Luisa, and Shireen.

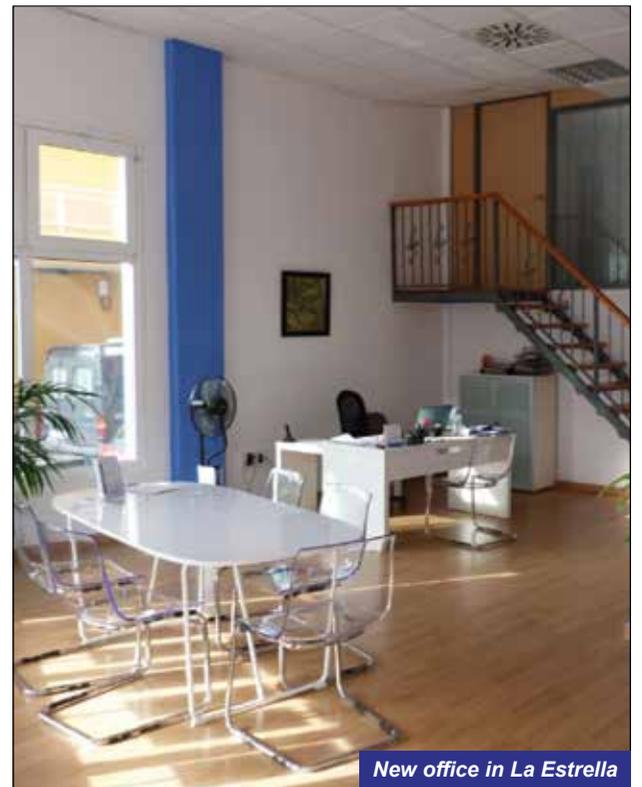
re-sale of several types of beautifully refurbished apartments (see picture of interior) in the highly popular Parque Don Jose complex in Costa del Silencio (pictured on front page). The complex, close

completed by the end of this year.

The company has recently started to offer good quality Long Term Rental properties and is always interested in hearing from owners who are looking for a reputable local Agent.

Tenerifehome now has 2 offices, open Monday – Friday: the original one in EL Trebol, Costa del Silencio, staffed by Renee, Cedric and Christine; the other, newer one, a short walk away in La Estrella (opened July 2016), staffed by Dominique, Luisa, and Shireen.

Dominique and Cedric and their staff promise a warm welcome to anyone visiting either of their offices, and can be contacted on 922-783066 should you wish to make an appointment before calling in.



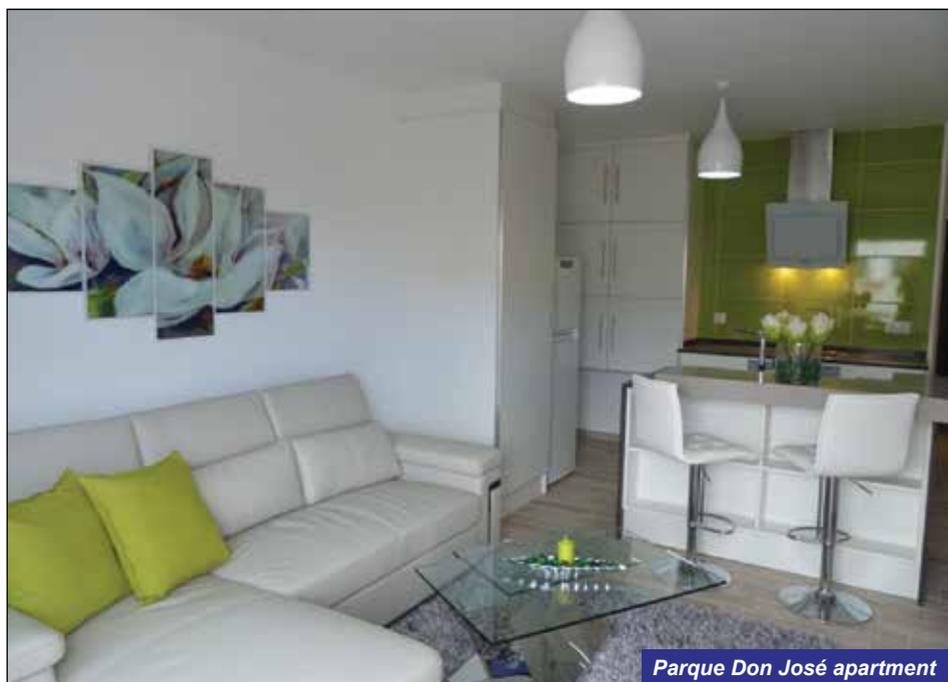
New office in La Estrella



La Estrella office



Costa del Silencio office



Parque Don José apartment

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Time to meet and greet the new owners of FRINA Tenerife

This summer, Jeffrey Depuydt and Stine Werenberg took over the 7-year Business Agent/Estate Agent - FRINA Tenerife, and, from their office facing the marina at Puerto Colón, they have been working hard ever since to make their already well-established company even better!

The new couple says Stine. behind the desks bring Jeffrey and Stine a rich diversity of cultural backgrounds, work experience, and knowledge: Jeffrey grew up in Belgium but has worked internationally since his younger years, mostly in Spain and a number of the other Canary Islands, hence he knows the culture and the tourist industry inside out; Stine, qualified in marketing and business communication, grew up in Denmark, and worked for an international Danish company before moving with Jeffrey to Tenerife and taking over FRINA. "We will, of course, use our language skills and change our websites to operate in the markets of Belgium and Holland in addition to those in Scandinavia,"

Jeffrey and Stine have taken over a well-regarded company with large portfolios of both businesses and residential properties, so in their first few months they have been busy meeting not only new clients, but also all their existing ones. "I think we have now met most of our vendors but of course ANYONE interested in buying or selling a business or residential property is welcome to pop in to our office for a cup of coffee and a chat" says Jeffrey.

Let this be an invitation! And the very best of luck to Jeffrey and Stine at FRINA from everyone at The Tenerife Property Guide for their future success!



FRINA Tenerife
www.tenerife-business.com | www.tenerife-property.com

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 Tenerife Island Rentals & Buy Tenerife

Clear Blue Skies attend final exhibition for 2016 in Glasgow's SECC!

We are delighted to report the resounding success of the 'A Place in the Sun Live' shows we have participated in this year. Following on from the shows in Manchester, London and Birmingham, the final exhibition was last weekend in Glasgow's SECC (the Scottish Exhibition and Conference Centre), where more than 150 exhibitors from all over the world were able to showcase their collections of beautiful overseas homes. *Clear Blue Skies, as always, were proudly flying the Tenerife flag!*





Chayofa, Las Lomas



- 3 bedrooms
- 2 bathrooms
- Residential Area
- Close to amenities
- Sea & mountain views
- Fully furnished
- Spacious
- Immaculate condition
- Satellite system
- Large sunny terrace
- Double garage

125 75
Price: 239,000€ Ref: 3TH3083

Llano del Camello, Quinta de Abona



- 3 bedrooms
- 2 bathrooms
- Gated community
- Quiet location
- Close to bars, restaurants, amenities
- Close to airport
- Close to golf courses
- Sea views
- Unfurnished
- Large sunny terrace
- Underground parking

95 21
Price: 137,000€ Ref: 3TH3084

San Eugenio Alto, Malibu Park



- 1 bedroom
- 1 bathroom
- Close to amenities
- Gated community
- Touristic Area
- Close to beach, medical facilities, amenities
- Sea views
- Fully furnished
- Satellite system
- Large sunny terrace
- Pool on complex

55 35
Price: 115,000€ Ref: 1A3081

Palm Mar, Paraiso del Palm Mar



- 2 bedrooms
- 1 bathroom
- Residential Area
- Close to the beach
- Close to amenities
- Sea & La Gomera views
- Immaculate condition
- Furnished
- Satellite system
- Large sunny terrace
- Private parking
- Community pool

78 65
Price: 220,000€ Ref: 2D3080

San Eugenio Bajo, Las Flores



- 2 bedrooms
- 1 bathroom
- Gated community
- Touristic Area
- Close to beach, harbour & all amenities
- Sea views
- Fully furnished
- Covered terrace
- Communal parking
- Pool on complex
- Satellite TV

68 0
Price: 262,500€ Ref: 2B3079

Las Americas, Vina del Mar



- 1 bedroom
- 1 bathroom
- Central location
- Close to the beach and harbour
- Close to amenities
- Touristic Area
- Sea and pool views
- Furnished
- Good condition
- Sunny Terrace
- Community pool

45 8
Price: 136,500€ Ref: 1A3077

Torviscas Alto, Roque del Conde



- 2 bedrooms
- 2 bathrooms
- Residential Area
- Close to amenities
- Sea, mountain and La Gomera views
- Fully furnished
- Air conditioning
- Satellite TV & jacuzzi
- Sunny terrace
- Underground parking
- Pool on complex

109 55
Price: 395,000€ Ref: 2TH3042

Torviscas Alto, Los Altos del Roque



- 1 bedroom
- 1 bathroom
- Residential Area
- Gated community
- Close to bars, restaurants etc
- Sea views
- Spacious
- Furnished
- Sunny Terrace
- Community pool
- Intercom entry

50 8
Price: 112,000€ Ref: 1A3076

Golf del Sur, Parque Albatros



- 1 bedroom
- 1 bathroom
- Location: Golf Course
- Close to bars, restaurants etc
- Close to airport
- Charming property
- Furnished to a high standard. Spacious
- Satellite system
- Large Garden
- Community pool

50 20
Price: 131,000€ Ref: 1A3072

El Madronal, Oasis de Fanabe



- 3 bedrooms
- 3 bathroom
- Close to amenities
- Sea & mountain views
- Furnished
- Spacious
- Satellite system
- Sunny Terrace
- Private parking
- Community pool

119 115
Price: 325,000€ Ref: 3TH3085

San Eugenio Bajo, Tinerfe Garden



- 1 bedroom
- 1 bathroom
- Touristic Area
- Close to the beach
- Close to amenities
- Furnished
- Satellite system
- Large sunny terrace
- Community parking
- Community pool
- Pool Bar

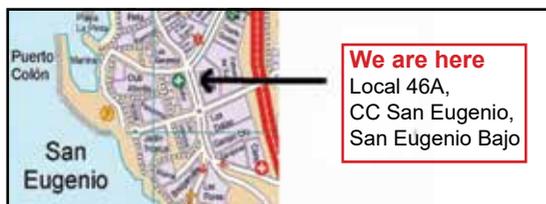
55 55
Price: 157,000€ Ref: 1A3068

El Medano, La Tejita II



- 2 bedrooms
- 1 bathroom
- Gated community
- Popular complex
- Central location
- Close to the beach
- Close to amenities
- Sea & mountain views
- Part furnished
- Sunny Terrace
- Community pool

67 15
Price: 174,300€ Ref: 2TH3067



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Torviscas Alto, Las Mimosas

Spacious, well-presented and furnished, 3 bedroom, 2 bathroom detached villa on nice, gated complex with pool. The property has a lounge/dining area, American-style kitchen, utility room, large terrace with wonderful sea views, and a private garage. Satellite TV on complex.



Price: 275,000€

Ref: 3V2892

98sqm built

Terrace: 90sqm

Palm Mar, El Mocan



Spacious, fully furnished, 1 bedroom, 1 bathroom apartment on nice residential complex with pool and tennis courts and close to sea front and all amenities. The property has a lounge/diner, American-style kitchen, sunny terrace, and underground parking. Satellite TV and supermarket on complex.



Price: 105,000€

Ref: 1A3070

54sqm built

Terrace: 6sqm



- Bank Repossessions
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Ref: RD1074

Baobab Domains

Apartment, El Duque

Price: 495.000 €

Bedrooms: 1 110 m² EEC/CEE



Ref: RD1091

Benimar

Apartment, El Duque

Price: 199.500 €

Bedroom: 1 90 m² EEC/CEE



Ref: RD4004

Terrazas del Duque

Apartment, El Duque

Price: 450.000 €

Bedrooms: 4 255 m² EEC/CEE



Ref: ROA4064

Tijoco bajo

Detached house - Villa, Tijoco

Price: 985.000 €

Bedrooms: 4 12.300 m² EEC/CEE



Ref: RG4012

Prestigious villa

Detached house - Villa, La Caleta

Price: 1.980.000 €

Bedrooms: 4 2.500 m² EEC/CEE



Ref: VLT2BEL2

Bellamar

Apartment, El Duque

Price: 1.300 €

Bedroom: 2 97 m² EEC/CEE



Ref: RG3006

Modern villa

Detached house - Villa, La Caleta

Price: 950.000 €

Bedroom: 3 457 m² EEC/CEE



Ref: VKT1BRISAS

Brisas del Mar

Apartment, El Madroñal

Price on demand

Bedroom: 1 80 m² EEC/CEE



Ref: RD0004

Baobab Domains

Studio, El Duque

Price: 275.000 €

59 m² EEC/CEE



Ref: RD1078

Bellamar

Apartment, El Duque

Price: 201.000 €

Bedroom: 1 75 m² EEC/CEE



Ref: RC1021

Oasis de la Caleta

Apartment, La Caleta

Price: 229.000 €

Bedroom: 1 64 m² EEC/CEE



Ref: RC1022

El Varadero

Apartment, La Caleta

Price: 285.000 €

Bedroom: 1 79m² EEC/CEE



Ref: RP185

San Remo

Apartment Penthouse, Palm-Mar

Price: 162.500 €

Bedroom: 1 80 m² EEC/CEE



Ref: RP2108

Paraíso del Palm-Mar

Apartment Penthouse, Palm-Mar

Price: 265.000 €

Bedrooms: 2 205 m² EEC/CEE



Ref: RP2105

Laderas del Palm-Mar

Apartment Penthouse, Palm-Mar

Price: 275.000 €

Bedrooms: 2 148 m² EEC/CEE



Ref: RP2107

Playa de los Menceyes

Apartment Penthouse, Palm-Mar

Price: 450.000 €

Bedroom: 2 137 m² EEC/CEE

Terrazas del Duque
Av. Bruselas, 18
Edf. Terrazas del duque. Local 6
Costa Adeje
Tel. 922 715 591

Plaza del Duque
CC Plaza del Duque
Nivel -1, Kiosko E
38660 Costa Adeje
Tel. 922 718 193

Palm-Mar
C/ La Garza, 2
Edf. Terrazas del Faro
Arona
Tel. 922 748 006

Magnolia Golf Resort
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TENERIFE PROPERTY SHOP S.L.



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PEBBLE BEACH, AMARILLA GOLF

Spacious 1 bedroom apartment at a very realistic price. The apartment offers a good size lounge diner, a neat kitchen, a bathroom with walk in shower and a light and airy bedroom. The terrace is a real sun trap and is surrounded by the communal gardens. There are bars and restaurants nearby and a well-stocked supermarket.

Ref: AMG00423

Price: £69.000 - €76.590 (GBP/EUR@1.11)



OCEAN GOLF & CC, GOLF DEL SUR

If you are looking for an apartment in excellent condition, then you won't do better than this spacious 1 bedroom property with private underground parking. Situated on a well maintained & secure complex with an attractive pool area, sat TV, convenient too, with the sea, shops, marina, restaurants & golf just a short walk away.

Ref: GOLF01341

Price: £79.995 - €88.794 (GBP/EUR@1.11)



AUGUSTA PARK, AMARILLA GOLF

2 bedroom apartment set in a peaceful residential development with communal pool, this spacious property is ideal for anyone seeking good sized living areas, comprising of 2 terraces, a fully equipped kitchen and a light and airy bathroom. The property is also extremely secure with security shutters on the main patio doors.

Ref: AMG00425

Price: £119.500 - €132.645 (GBP/EUR@1.11)



WINDSOR PARK, TORVISCAS ALTO

Spacious 1 bedroom property is located in one of the most sought after complexes in Torviscas Alto! Inside the property you will find a newly renovated kitchen and newly fitted modern bathroom. Light and bright lounge area with new patio doors leading onto the terrace, ideal for those warm summer nights!

Ref: LA01754

Price: €143.000 - £128.828 (EUR/GBP@1.11)



JARDIN SAN MIGUEL, LLANO DEL CAMELLO

This 3 bedroom, 2 bathroom family home consists of a fully independent kitchen, large lounge area leading to a fantastic rear terrace with elevated views over the complex to the pool area. Also has additional attic space which can easily be used as a fourth bedroom or an office/study. Close to local schools, colleges, major supermarkets and local amenities.

Ref: OG00172

Price: €194.900 - £175.585 (EUR/GBP@1.11)



EL NARANJAL, FAÑABE

A 2 bedroom apartment overlooking pool and with ocean views in an immaculately maintained complex. Fully fitted separate kitchen, and tastefully furnished throughout, this is a ready to move in perfect home. Small, quiet development, convenient for shops and amenities, garage space and utility room included. If you want perfection and quality in an exclusive area, this is definitely one to view.

Ref: LA01753

Price: €295.000 - £265.765 (EUR/GBP@1.11)



PLAYA GRACIOSA, LOS CRISTIANOS

3 bedroom penthouse apartment with excellent views to the mountains, sea & coastline of Los Cristianos. With a bright and spacious lounge / dining area which leads onto a large terrace, an independent fully fitted kitchen with breakfast area, a master bedroom with ensuite and two other double bedrooms & further guest bathroom. Also includes a storeroom and lock up garage.

Ref: LC00541

Price: €495.000 - £445.945 (EUR/GBP@1.11)



RURAL VILLA, TIJOCO BAJO

Beautiful country home on a plot of 750m2 with breathtaking views to the coast and La Gomera. Inside the house a welcoming modern lounge leads to a stunning kitchen and a beautifully designed open dining area with amazing views! There are 3 double bedrooms, an ensuite bathroom in the master suite and a further guest bathroom. Ample parking is provided with a double garage.

Ref: OUT01080

Price: €545.000 - £490.990 (EUR/GBP@1.11)



VILLAS DEL DUQUE - FAÑABE

Located in the exclusive and upmarket area of El Duque this 4 bedroom linked villa is based on a secure and peaceful residential complex. It has a fully independent high quality kitchen with an external utility area, a spacious lounge with dining area leads onto a beautiful rear terrace and garden area with private pool. This property is sold furnished and includes a large double garage.

Ref: LA01759

Price: €660.000 - £594.594 (EUR/GBP@1.11)



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Tenerife Property Shop were very proud to have been invited to the Telegraph International Property Awards in London last week and to have received an award for **Best Real Estate Agent, Canary Islands.**

The strengths of the company were assessed by a formidable panel of experts, looking for quality of service, excellent client processes and the highest level of international property marketing.

Ethics and Trust

Tenerife Property Shop not only ticked all those boxes, but went even further to win five stars, with recognition of the unique value they add to the property purchase experience, one based on history and a long tradition of ethics through two generations of a family business.

Over thirty years the company has earned the trust of thousands of people buying and selling their homes in Tenerife, who have benefitted from advice based not on theory, but an immense amount of experience.

In those thirty years, Tenerife Property Shop was recognised as Best Real Estate Agency 17 times, a consistency of performance unmatched by any other Estate Agent.

The Award ceremony was held at the London Marriott Hotel, in London's Grosvenor Square and was the centrepiece of the iPAX Europe & UK Property Show, one of the most important events in the property industry calendar; a glamorous event attended by hundreds of industry professionals.

The judging panel was headed by Lord Best and included over 30 industry leaders and experts from all parts of the property industry who enforced a rigorous process of judging sessions of scoring against strict criteria to judge the best from the many hundreds of hopefuls.

The purpose of the International Property Awards is to promote the best in the industry, because in this way the process of buying and selling property abroad removes the risk and focuses on the pleasure of owning a second home.

Choosing your Estate Agent

There are many ways to decide on which Estate Agent to guide you through buying and selling a home in Tenerife, but recognition of over three decades helping people buy and sell property in Tenerife from the leaders in the industry through a rigorous judging process is unique.

Why not contact them now and find out exactly what makes them unique? They can show you why they received this award and promise you your second home purchase will be a pleasure.



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Sales

Olympia, Playa de Las Americas



EST0209

€95,000€

Lovely studio on the popular Olympia complex. Situated on the second floor with fully fitted kitchen, bathroom, spacious living/sleeping area and terrace. This property is sold fully furnished and is ideal second home or rental property.

Villa, Las Galletas



LUX0208

€599,000

Large modern detached villa situated close to village of Las Galletas. The ground floor consists of family living and dining room area, fully fitted independent kitchen, ground level double bedroom and bathroom. On the upper level 3 double bedrooms, the master has an en suite and a family bathroom. Integrated one bed apartment. Outdoor living with private pool. Viewing highly recommended.

Studio, Island Village Heights



AP0171

€93,000

Light and spacious studio on Island Village Heights. This lovely studio consists of a lounge/sleeping area, American style kitchen, bathroom and a 10m2 terrace with stunning sea views. The complex has a swimming pool, pool bar, reception and is located close to all local amenities. This property is sold fully furnished.

Apartment, Parque de la Reina



AP0207

€175,000

Immaculate 3 bedroom apartment consisting of spacious lounge/dining area with patio doors leading to the partial covered terrace, independent luxury fully kitchen. This property benefits from a wraparound terrace which is ideal for outdoor living, dining and barbeque area, parking space and storage room.

Townhouse, Playa del Duque



ADO0026

€330,000

Large three bedroom townhouse with three bathrooms, master ensuite, large lounge/dining area, separate kitchen and double enclosed garage that is accessed from the house. This townhouse has a lovely garden, many terraces and a large roof terrace with views of the ocean and mountains

Duplex, Costa del Silencio



DUP0193

€185,000

Duplex comprising of two bedrooms which open on to a sunny balcony, bathroom, w.c., kitchen, dining area and a living room opening on to a large downstairs terrace area. The property is sold fully furnished. Close to supermarkets, bars and restaurants and just a short walk to Las Galletas.

Castle Harbour, Los Cristianos



AP0128

€129,000

1 bedroom apartment located in the very popular Castle Harbour complex in Los Cristianos. Consisting of double bedroom with fitted wardrobes, open plan kitchen with dining area, living area leading onto the terrace with views of the swimming pool. The complex has many amenities including 24 hour reception, heated swimming pool, pool bar and restaurant.

Ocean View, San Eugenio Alto



LUX0143

€185,000

Beautiful villa with two bedrooms, the master has an en-suite, bathroom and terrace, new fully fitted kitchen, bright living/dining area with access to the wrap around terrace where there are fantastic panoramic views of the coastline and mountains, perfect for watching the sunset. The property is sold with a large garage and fully furnished.

Villas del Duque, Fañabe



LUX0022

€520,000

Luxury three bedroom, three bathroom villa situated in one of the most sought after areas of Tenerife. The property has a spacious living/dining area with patio doors to the terrace with views to the pool, fully equipped independent kitchen, downstairs double bedroom and bathroom. Upper level has master bedroom with hydro massage bathtub, further bedroom and family bathroom. There is a 75m2 garage, the current owner has made part of this into an additional bedroom.

TENERIFE PROPERTIES

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San Eugenio, Ocean Park Phase I



1 bedroom ground floor apartment comprising 1 lounge, American-style kitchen, bedroom with fitted wardrobes, bathroom and terrace. Looking to the communal swimming pool. Very well maintained and centrally located complex with pool bar.

€135,000

Ref: N1158

San Eugenio, Club Atlantis Bungalows



2 bedroom, 2 bathroom duplex bungalow. Refurbished throughout to a high standard. 2 terraces, one with lovely views of the sea and La Gomera. Sold furnished. Front line complex with 3 pools, and pool bar.

€325,000

Ref: T1038



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Torviscas, Orlando



Studio apartment with lovely pool views. Corner studio in excellent condition, sold fully furnished. Complex with 3 pools and pool bar. Very central location.

€115,500

Ref: A369

San Eugenio, Marina Primavera



Ground floor studio apartment. Good sized studio which can be converted into 1 bedroom apartment. Terrace with views to the sea.

€105,000 Sterling Ref: A368

Torviscas, Santa Maria



Studio apartment located on 3rd floor of the complex with lovely sea views. 2nd line touristic complex with reception, heated pool and pool bar.

€126,000

Ref: A361

Torviscas Alto, Balcon del Atlantico II



Beautifully presented 1 bedroom, 1 bathroom apartment located on the ground floor. Double terrace with views to the sea. On-site parking and communal pool.

€139,950

Ref: N1159

San Eugenio, Garden City



1 bedroom, 1 bathroom apartment located on touristic complex in very central location. Good-sized apartment with double balcony. Refurbished throughout.

€199,000

Ref: N1157

San Eugenio, Malibu Park



1 bedroom, 1 bathroom penthouse apartment with sea and mountain views. Large double balcony. Sold fully furnished.

€127,500

Ref: N1156

Las Americas Golf, Granada Park



2 bedroom, 2 bathroom apartment with views to the communal pool. Large double balcony. Busy touristic complex with reception, heated pool and pool bar.

€165,000 Sterling Ref: T1036

Torviscas Bajo, Tegueste



2 bedroom, 2 bathroom duplex corner property. Very large wrap-around terrace plus upstairs terrace. 2nd line back from the sea. Quiet complex with communal pool.

€330,000

Ref: T1033

Torviscas Alto, Las Mimosas



2 bedroom, 2 bathroom duplex villa located on complex of small villas. Lovely sea views and large terrace. Sold furnished. Complex with pool.

€275,000

Ref: T929

Las Americas, Las Viñas



3 bedroom, 2 bathroom, refurbished apartment in centrally located complex with pool. Separate kitchen, utility room.

€185,000

Ref: I1169

Torviscas Alto, Detached Villa



Detached villa with 3 bedrooms, 3 bathrooms plus separate 1 bedroom apartment. Plot of 1,000m2. Built size of 180m2. All on one level.

€750,000

Ref: I1177

Callao Salvaje, Edificio Esmeralda



3 bedroom, 2 bathroom apartment with open kitchen, large lounge and terrace. Total 133m2. Views to the sea.

€175,000

Ref: I1173



Translators available for any other languages.

Tel: 922 724 110 · Fax : 922 795 934 · Conveyancing: 922 792 110

Sales: Lynne: 699 250 870 Rachel: 608 573 443

Local 3, C.C. Palo Blanco, San Eugenio, Adeje 38660, Playa de las Americas

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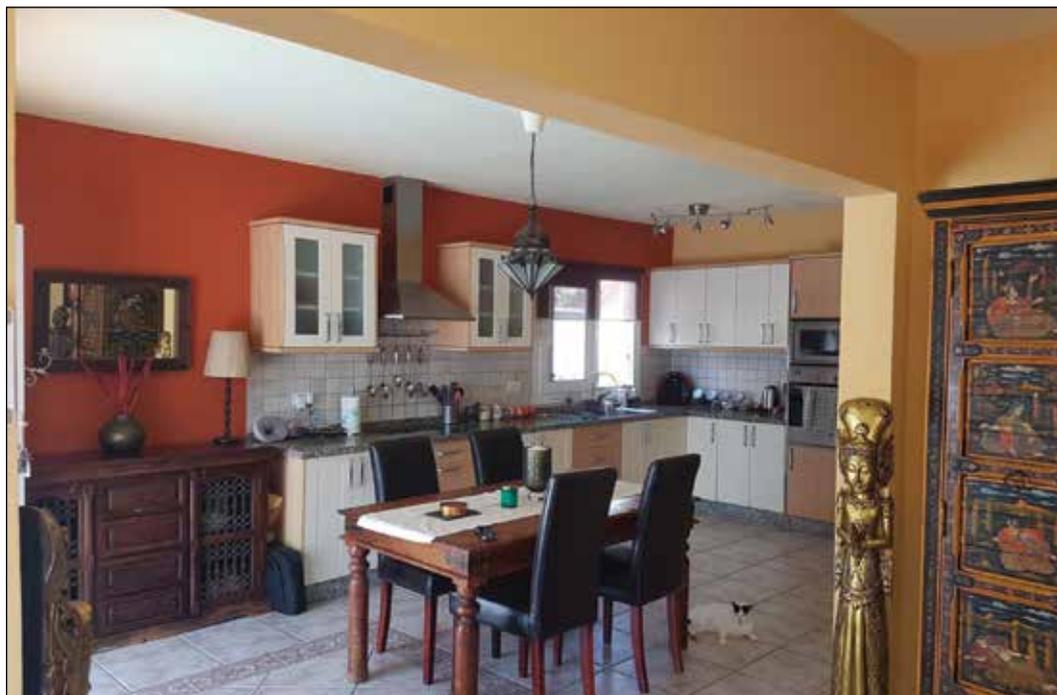


PALM MAR SALES & RENTALS

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Tel: 0034 677 623 713 / 0034 671 129 558 • email: info@palmmarsalesandrentals.com • www.palmmarsalesandrentals.com

Palm Mar, Villa



Spacious villa in the heart of Palm Mar. Three bedrooms and two bathrooms. Large roof terrace and ample outside space on the ground level. The property has a garage and benefits from a pool and Jacuzzi. Sold fully furnished.

Price: €550,000

WE ARE ALWAYS LOOKING FOR NEW PROPERTIES FOR SALE AND LONG TERM RENTAL

Palm Mar, Bahia de Los Menceyes



Lovely 1 bed, 1 bath apartment with parking space and storeroom on this beautiful, sought after complex with lovely gardens and heated pool. The property enjoys views to the sea and the nature reserve.

Price: €295,000

Palm Mar, Paraiso del Palm Mar



A selection of 1 and 2 bedroom apartments on this attractive, well run complex with lovely pool and sunbathing areas.

Prices starting from €114,000

Palm Mar, Laderas del Palm Mar



Spacious, well-furnished 2 bedroom, 2 bathroom duplex apartment on sought after complex with beautiful sunbathing terraces and pools. The property has a lounge/dining area, American-style kitchen, terrace, 2 parking spaces and storeroom.

Price: €265,000

Palm Mar, Paraiso del Palm Mar



Immaculate 2 bedroom apartment with sea and nature reserve view. Fully furnished to a very high standard. Price includes secure underground parking.

Price: €165,000

San Blas, Beautiful House



Beautiful, fully furnished and equipped, 3 bedroom, 2 bathroom villa with sea and mountain views and a large, underground garage accessed directly from the house. The garden area is decked and leads onto the pool area. This small phase of the development consists of only sixteen properties.

Price: €385,000

Golf del Sur, Alamos Park



Lovely 3 bedroom, 3 bathroom villa with immaculate gardens. The inside is bright and spacious with a separate well-equipped kitchen and two large reception rooms, an indoor heated pool and a sauna. Outside are the double carport, ample off-road parking and large, well-maintained gardens.

Price: €595,000



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SALES AND RENTALS



SALES, RENTALS AND PROPERTY MANAGEMENT IN TENERIFE SOUTH

<p>OASIS GOLF RESORT, LAS AMERICAS</p> <p>1 bedroom Ref: RA1191 €147,000</p>	<p>EL NARANJAL, MADRONAL DE FANABE</p> <p>2 bedrooms Ref: RB6766 €252,000</p>	<p>COSTA ADEJE GARDEN, TORVISCAS ALTO</p> <p>2 bedrooms Ref: RB6763 €150,000</p>	<p>LA ARENITA, PALM MAR</p> <p>2/3 bed penthouse Ref: RB6765 €375,000</p>	<p>SAN EUGENIO BAJO, TENERIFE GARDEN</p> <p>2 beds duplex bungalow Ref: RB6772 €250,000</p>	<p>BENIMAR, BAHIA DEL DUQUE</p> <p>1 bedroom Ref: RA0452 €205,000</p>
<p>TORVISCAS BAJO, TEGUESTE</p> <p>2 beds / 1 studio / townhouse Ref: RB6773 €330,000</p>	<p>TORVISCA BAJO, SUNSET HARBOUR</p> <p>Studio Ref: R0626 €172,000</p>	<p>VILLAS CALETA GOLF, LA CALETA</p> <p>4 bed villa Ref: V0680 €750,000</p>	<p>SAN EUGENIO ALTO, PARADISE COURT</p> <p>Studio Ref: 0623 €95,000</p>	<p>BALCON DEL ATLANTICO, TORVISCAS ALTO</p> <p>2 bedrooms Ref: RB6754 €220,000</p>	<p>LAS FLORES, SAN EUGENIO</p> <p>1 bedroom Ref: RA1190 €245,000</p>

IF YOU WANT TO SELL YOUR PROPERTY...CALL US!!

<p>KALIMA, MADRONAL DE FANABE</p> <p>3 bed penthouse Ref: RC0832 €410,000</p>	<p>MALIBU PARK, SAN EUGENIO</p> <p>Studio Ref: R0620 €111,000</p>	<p>THE HEIGHTS, LOS CRISTIANOS</p> <p>1 bedroom Ref: RA1178 €142,000</p>	<p>ORLANDO, TORVISCAS BAJO</p> <p>1 bed apartment Ref: RA0716 €158,000</p>	<p>ALTAMIRA, BAHIA DEL DUQUE</p> <p>1 bedroom Ref: RA1099 €230,000</p>	<p>CLUB ATLANTIS, PUERTO COLON</p> <p>Studio Ref: R0595 €145,000</p>
<p>TORVISCAS, ORLANDO</p> <p>2 beds Ref: RB6776 €195,000</p>	<p>LOS GERANIOS, SAN EUGENIO</p> <p>1 bedroom Ref: RA1186 €168,000</p>	<p>OCEAN VIEW, SAN EUGENIO ALTO</p> <p>Studio Ref: R0605 €76,000</p>	<p>SAN EUGENIO, OASIS SAN EUGENIO</p> <p>1 bed / sea views Ref: RA1198 €119,000</p>	<p>SAN EUGENIO ALTO, PARADISE COURT</p> <p>2 bedrooms Ref: RB6777 €175,000</p>	<p>WINDSOR PARK, SAN EUGENIO</p> <p>1 bedroom Ref: RA0368 €135,000</p>



Tenerife Royale Estate Agents S.L.



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VENTA DE INMOBILIARIAS • PROPERTY SALES • IMMOBILIENVERKAUF

San Eugenio Alto, Ocean View



Spacious (84sqm + 57sqm terrace), fully furnished, 2 bed, 2 bath detached villa in popular community with pool. On two floors, the property has a lounge/dining area and a dining terrace with magnificent views, entrance hall, cloakroom/utility with w.c., and modern fully fitted kitchen. Upstairs are the two double bedrooms both en suite, the master featuring a private balcony with excellent views. Private garaging for 2 vehicles and storage space.

Ref: 5332

€180,000

Callao Salvaje, Spacious villa



Spacious 3 bedroom (2 en suite) luxury villa with beautiful landscaped gardens and private heated pool. The property has an entrance hall, lounge/dining area, independent kitchen, separate office, a large roof terrace with excellent views to the sea and mountain and an underground private garage. The property must be viewed to fully appreciate what is on offer at an amazingly low price.

Ref: 5331

€590,000

Los Cristianos, Santa Amalia



An excellent holiday home in a dream location! 3 bedroom, 2 bathroom apartment with private terrace and excellent views to the beach and sea. The property has a reception hall, lounge/dining room with floor to ceiling windows maximising the glorious sea views, open plan fitted kitchen, and a spacious terrace with views over the gardens and pool to the sea and beach.

Ref: 5330

€360,000

Las Chafiras, Biltmore



Spacious (80sqm + 12sqm terrace), fully furnished and equipped, 3 bedroom, 2 bathroom (1 en suite) apartment in popular residential complex with lovely pool area. The property has a lounge, American-style kitchen, 2 terraces (1 covered), and two parking spaces in the secure underground car park. Close to all amenities.

Ref: 5229

€145,000

Amarilla Golf, Fairways Club



Choice of two 1 bedroom apartments on this popular holiday resort. The apartments have an entrance hall, open plan kitchen, lounge/dining area, and terrace/balcony with golf course views. Fairways is the perfect family resort within easy reach of the main attractions. It is 'gated', allowing entrance only to members and invited guests, and offers a range of programmed activities during school holidays and a selection of bars and restaurants.

Ref: 5228

€99,950

El Madronal, Los Girasoles



Immaculately presented, fully furnished, 3 bedroom, 2 bathroom (master en suite) modern villa with manicured gardens. The property has a reception hall with cloakroom, spacious lounge/dining room, independent kitchen, large separate utility room, and various terraces (one of which has been enclosed to create a fourth bedroom) with excellent sea views. Private gated parking for two vehicles. Close to Gran Sur shopping centre and all amenities and beaches.

Ref: 5227

€379,000

PROPERTIES WANTED FOR SALE AND RENT

IN LAS AMERICAS, LOS CRISTIANOS, GOLF DEL SUR / AMARILLA GOLF, EL DUQUE / LA CALETA, TENERIFE SOUTH.

Valle San Lorenzo, Villa



Fabulous, furnished, 5 bed, 6 bath (5 en suite) detached villa with sweeping drive and private pool on a 2,700sqm plot with wonderful views. The property has rooms for entertainment, fitness, music/library, a roof terrace, a modern breakfast room/dining terrace, formal dining room, lounge, double garage and an independent 1 bed apartment. Just 15 minutes' drive to Los Cristianos/Las Americas. Additional plot (4,000sqm) available by separate negotiation.

Ref: 5217

€1,475,000

Los Cristianos, Playa Graciosa I



Luxury 3 bed, 2 bath (1 en suite) penthouse apartment on two floors in sought after complex with beautiful pool and gardens. The property has an entrance hall, spacious lounge/dining area, independent kitchen, and large terrace overlooking the pool. Upstairs is a day room with direct access to the roof terrace, and utility area. A storeroom and private secure parking space in the secure underground garage are also included. Close to the sea front.

Ref: 5222

€495,000

Valle San Lorenzo, Villa



A magnificent 'country retreat' of 2,700sqm with a modern 5 bedroom, 5 bathroom (all en suite), fully furnished villa with heated pool and enjoying 360 degree sea and mountain views. Accessed via an entrance with gatehouse and sweeping driveway, there is parking for several cars in addition to the double garage. This dream home has too many features to list and really must be viewed to fully appreciate the location, quality and lifestyle on offer.

Ref: 5217

€1,475,000



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Calle Tagara,
 Jardin Botanico
 Local 8
 ADEJE

ALCALA



Beautiful 2 bed, 2 bath villa and 2 apartments. Garden, BBQ area, pool, fantastic sea views. 4,000sqm plot.

Ref: 204 €1,050,000



VALLE SAN LORENZO



Finca with 2 houses -1 fully renovated with bedroom, bathroom, kitchen, and lounge, the other (300sqm) to reform. Fantastic area with great views. 2,300sqm plot

Ref: 669 €240,000



**We have moved Office to:
 C/ Tagara, Local No 8, Jardin Botanico,
 ADEJE TOWN**



**PROPERTIES WANTED FOR RENT
 CLIENTS WAITING!**

Taucho, Adeje

Spacious (200sqm) 5 bed, 4 bath detached house with terraces, garden, gym, pool bar, and fantastic views. 900sqm plot.

Ref: 707 €498,000

El Chiratal, Guia de Isora

Beautiful 3 bed, 2 bath villa with finca. Garage, terraces, pool, fantastic views. Lots of potential. 5,000sqm plot.

Ref: 286 €780,000

San Miguel

Finca with 3 country houses. Terraces, garden, caves and fantastic views. 8,000sqm plot. Lots of potential.

Ref: 694 €720,000

La Florida, Arona

Detached 3 bed, 2 bath house with terraces and views, Lots of potential. 790sqm plot.

Ref: 497 €478,000

Tijoco Bajo

Fantastic 3 bed country house. Fully renovated with garage, terraces, fruit trees and stunning views. Lots of potential. 900sqm plot.

Ref: 459 €550,000

Chiratal, Guia de Isora

Fantastic 4 bed, 2 bath country house with finca. Quiet area Stunning views. Lots of potential. 3,000sqm plot.

Ref: 680 €450,000

Guia de Isora

Finca with 2 small houses with views, suitable for reform. 12,000sqm plot.

Ref: 663 €148,000

Tejina de Guia

1,000sqm urban plot with fantastic views in a quiet area. Permission to build a 600sqm house.

Ref: 722 €98,000

Guia de Isora

Finca with house suitable for reform. Vineyard, fantastic views. Great area. 7,000sqm plot.

Ref: 710 €120,000

Guia de Isora

Country house suitable for reform. Large terrace plus roof terrace. Fantastic views. Lots of potential. 1,00sqm plot.

Ref: 664 €130,000

Güimar

Finca with 3 bed, 2 bath house with fantastic views. Lots of potential. 6,500sqm plot.

Ref: 701 €195,000

Adeje – Herbal Shop

Herbal Shop for traspaso. Great location. Price includes large inventory and customer database. Annual sales approx €120,000. Monthly rent €800.

Ref: 638 €60,000



CLEAR BLUE SKIES GROUP SL
INTERNATIONAL ESTATE AGENTS

Costa del Silencio, Parque Don Jose



Ref: 6281

Price: €169,000

This cleverly renovated 3 bedroom apartment has 2 kitchens and 2 terraces so can be used as 2 separate 1 bedroom dwellings. Finished to a great standard and enjoying lots of outdoor space, the property is located in the heart of Costa del Silencio, just a short stroll to the sea front, shops, bars and restaurants. The complex also enjoys 2 swimming pools, one of which is heated. A great investment opportunity.



Ref: 6276

Price: €120,000

Cleverly converted, completely renovated and fully furnished to a very good standard, this 2 bedroom apartment has 2 double bedrooms, family bathroom with walk-in shower, and an open plan kitchen/lounge/diner with bi-fold glass doors to the terrace. The complex has two lovely swimming pools, 1 heated, and is located in the heart of Costa del Silencio, just a short stroll to the sea front and bars, shops and restaurants.



Ref: 6278

Price: €84,000

This well-proportioned 1 bedroom apartment is located on a residential complex with 2 swimming pools, 1 heated, in the heart of Costa del Silencio. Close to the sea front, shops, bars and restaurants, the apartment enjoys mountain views, and also offers an investment opportunity as it comes with the option of a long term tenant returning a healthy monthly yield.



CLEAR BLUE SKIES GROUP SL
INTERNATIONAL ESTATE AGENTS



Playa del Duque

Ref: 6275



A superb ground floor apartment in the highly sought after Terrazas del Duque complex. The property offers a spacious living area with separate fitted and equipped kitchen, utility room, 4 bedrooms, 3 bathrooms (master en suite), lounge with dining area and a large private terrace, parking space and storeroom included. Immaculate gated complex with heated pool. Ideal location - walking distance to bars, shops, restaurants and beach. Viewing highly recommended.

Ground floor apartment

Price: €450,000



Playa del Duque



Apartment €269,000



Torviscas Bajo



Apartment €140,000



Playa de La Arena



Apartment €148,000



Chayofa



Ground floor apartment €115,000



Adeje Golf



Villa with private pool €1,595,000



Chio



Village house €465,000



Aldea Blanca



Bungalow €127,000



Callao Salvaje



Townhouse €230,000





Tenerife Belfin Property SL,
CC VILLAFLO, Local 5 SAN EUGENIO BAJO
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Email: info@tenerife-belfin-property.com

Find us:



Charco del Pino, Country House



Completely renovated 2 bed, 2 bath (1 en suite) country house with separate, 2 bed, guest apartment. The property, accessed via a lovely driveway, has a bright and spacious lounge, independent kitchen, dining room, various terraces, TV/sun room with views, and garage. Total plot size 3,900sqm of which 1,500sqm is laid out in gardens. If you are looking for a rural property but not too far out, this is the one!

€425,000

Ref: F105-BP

Los Cristianos, Castle Harbour

BARGAIN!



Great 2 bedroom, 1 bathroom apartment in this popular holiday complex with lovely pool area and pool bar (the pool is heated in the winter months). The apartment is in its original state but tidy, and, with some refurbishment this will make a fabulous holiday home! Sunny terrace with nice views to the pool area and the sea!

€159,000

Ref: AP206-AG

San Eugenio Bajo, Los Geranios



Very nice 1 bedroom apartment in residential complex. The property is sold fully furnished and has views to the communal pool area. There is also a garage space and storeroom included in the price. The complex has 2 pools and tennis courts, supermarket, and a little restaurant/bar. Ideal as a holiday home or for permanent living!

€142,000

Ref: AP161-BP

Las Americas, Parque Santiago III

NEW LISTING!



Great, fully furnished and equipped studio apartment in this fabulous sea front complex with superb swimming pool area and beautiful tropical gardens. The perfect holiday apartment in a prestigious area!

€250,000

Ref: ST105-BP

Los Cristianos, Azahara Playa

NEW LISTING!



Excellent 1 bed, 1 bath apartment in this sought after complex with pool, just 100metres from the shops of the 'Golden Mile' and Las Vistas beach. The property has a new open plan kitchen, lounge/diner, and a south-facing terrace with views over the swimming pool area. Air conditioning has been installed in the main living area.

€210,000

Ref: AP114-BP

Palm Mar, San Remo



Spacious top floor apartment in sought after complex with pool, close to all amenities. The property enjoys modern decor with fully equipped kitchen, bedroom with built-in wardrobes and a spacious lounge with sofa bed. South facing terrace with pool and sea views. Also comes with 2 parking spaces.

€170,000

Ref: AP158-BP

San Eugenio Bajo, Garden City

NEW LISTING!



1 bed, 1 bath apartment with lovely, large, sunny terrace in popular complex. Great holiday apartment in a centrally-located complex with heated swimming pool/pool bar, and close to all amenities. The interior is tidy, but could do with some modernisation.

€145,000

Ref: AP153-AG

Callao Salvaje, El Jable

NEW LISTING!



Lovely, fully furnished, 2 bed, 1 bath (+WC) townhouse in corner position on sought-after complex with pool. The property, built on three levels, has a fully equipped separate kitchen, lounge, and nice 20sqm terrace. On the top floor there is a lovely roof terrace with sea views and utility room. Underground parking space included in sale price. A beautiful family home on a lovely residential complex.

€185,000

Ref: TH202-BP

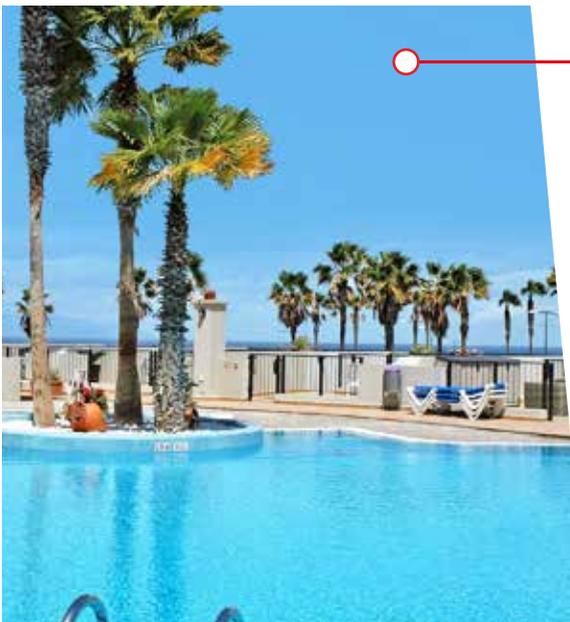
Palm Mar, Laderas del Palm Mar



Immaculate 1 bedroom, 1 bathroom apartment in lovely residential complex with pool and beautiful gardens. The property is bright and spacious and in excellent condition and has a good sized lounge, fully equipped kitchen, and a large terrace with nice views over the pool and gardens.

€142,000

Ref: AP150-BP



REF. 1239 TERRAZAS DEL FARO - PALM-MAR

	1	Cozy 1 bedroom apartment with nice terrace. Community pool. 2 min walk from sea, restaurants and shops. Rare opportunity!
	1	
	51m ²	
	21m ²	
PRICE: 126.000€		



INFINITY SEAFRONT LUXURY RESIDENCE - PALM-MAR

NEW DEVELOPMENT IN PALM-MAR!!!

Luxurious apartments 25 m from the ocean with panoramic views. Modern and minimalistic state of the art materials, rooftop community pool, parking and storage unit included.

PRICE: starting at 456.750€

2	
3	
105m ²	
29.5m ²	



COLINAS DE LOS MENCEYES - PALM MAR

	1	NEW DEVELOPMENT IN PALM-MAR!!! Great opportunity to acquire a large apartment in an affordable luxury project. All apartments include a parking and storage unit.
	2	
	76m ²	
	23m ²	
PRICE: starting at 198.450€		

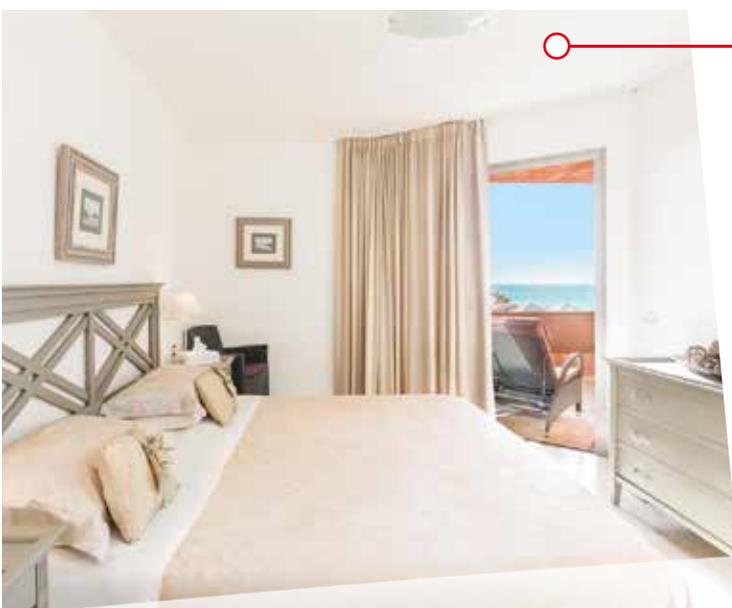


FOR RENT REF. 9001 BAHIA DE LOS MENCEYES

1,2 and 3 bedroom spacious apartments for rent in the luxurious residence. Situated near the sea front and natural park of Palm Mar. Great terraces, heated swimming pools surrounded by lush gardens. The apartments have views over the ocean, the natural park La Rasca or Los Cristianos

PRICE: POA

1,2 & 3	
2 & 3	
with south orientation sun	
50 m from the sea	



REF. 1235 PLAYA DE LOS MENCEYES - PALM MAR

	2	Beautiful apartment in luxury residence with panoramic sea view. Community rooftop pool. Includes a parking and storage unit
	2.5	
	109m ²	
	22m ²	
PRICE: 375.000€		

REF. 1275 LOS BALANDROS - PALM MAR

Large apartment in Residencial Los Balandros. 2 pools, gardens and 2 min walk to restaurants, shops and ocean. Includes a parking and storage unit.

PRICE: 165.000€

2	
2	
81m ²	
20m ²	





INFINITY

SEAFRONT LUXURY RESIDENCE

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SETTLE FOR MORE

Infinity Seafront Luxury Residence in Palm Mar is the resulting blend of innovative architectural design and passion to create unique and timeless 2 & 3 bedroom apartments and 2+1 & 3+1 duplex penthouses with a private Infinity Pool.



COLINAS DE LOS MENCEYES

WWW.COLINASDELOSMENCEYES.COM



AFFORDABLE LUXURY

Colinas de los Menceyes is a collection of 128 affordable luxury 1,2 bedroom apartments and 2+1 duplex penthouses with private jacuzzi, situated contiguous to the natural park with breathtaking views of the volcanic landscape.

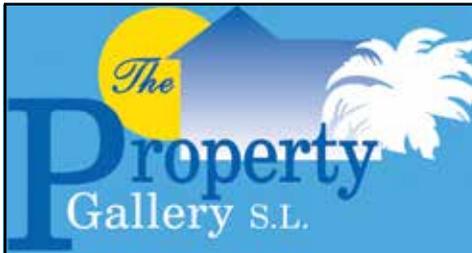
NEW PROMOTIONS IN SUNNY PALM-MAR

FOR MORE INFORMATION PLEASE CONTACT US OR VISIT OUR OFFICE IN PALM-MAR

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www.thepropertygallery.com



**PARQUE ALBATROS,
GOLF DEL SUR**

Ground floor apartment on complex with communal pool. Gardens, reception, restaurant, etc.

Ref: B537 €110,000

**SAN EUGENIO BAJO,
TINERFE GARDEN**

Selection of 3 x one bedroom apartments in central location. Communal swimming pool.

Ref: B1598 €179,500 each

**FANABE,
VILLA**

Spacious 2 bedroom villa with large terrace with jacuzzi, modern kitchen and a garage. Downstairs separate apartment.

Ref: C1730 €472,500

REPOSSESSIONS:

LAS GALLETAS
2 bed, 2 bath apt with terrace & parking space.
€99,000
Ref: 60214053

TEJINA
65m2 apt on the ground floor, sold with garage parking space
€57,300
Ref: 73203373

PIEDRA HINCADA
105 m2 property of 3 bedrooms, 2 bathrooms.
€164,500
Ref: 73900587

SAN MIGUEL
Top floor property with 4 bedrooms, 2 bathrooms, terrace, covered patio and roof terrace.
€87,000
Ref: 60023136

VILAFLOR
House on 2 floors, 4 beds, 1 bath, 2 patios, terrace, local-garage & store.
€177,510
Ref: 60204534

SAN ISIDRO
Spacious 2 bed, 2 bath apt of 113 m2. Sold with parking space & store room.
€67,300
Ref: 60100010

VALLE SAN LORENZO,
Edif. Guadalupe
Ground floor apt with terrace, store room & parking space.
€61,000
Ref: 60173682

SAN ISIDRO, C/ El Sauzal
3 bed, 2 bath apt of 101 m2, sold with parking space. The building has lift.
€104,400
Ref: 60010772

**TORVISCAS,
LOS ATAMANTES**

Well-maintained 2 bed duplex apt. Large L-shaped terrace with views to the sea, pool & mountains. The property is in excellent condition & comes fully furnished.

Ref: C1727 €235,000

**ADEJE,
APARTMENT**

2 bedroom apartment with 2 small terraces facing the mountain. Situated on the third floor of Edificio Tamara, Calle Piedra Redonda.

Ref: C1737 €105,000

**AGUA GARCIA,
CANARIAN HOUSE**

Canarian House set in the lovely foothills of Agua Garcia, Esperanza. Built: 221m2. Plot: 1,600m2.

Ref: D1597 €350,000

Tenerife Business Services

LONGEST SERVING BRITISH ESTATE AGENT IN CALLAO SALVAJE ESTABLISHED SINCE 1994



CALLAO SALVAJE

Beautiful front line apartment, fully renovated to a very high standard.

The property comprises entrance hall, bedroom with new fitted wardrobes and feature walk-in shower/wc, superb American-style kitchen with integrated appliances, and lounge/dining room with sliding patio doors leading to the terrace, which enjoys beautiful sea views over the lido towards La Gomera.

Viewing is highly recommended!

Price: €147,000 Negotiable!



C.C. No.1 - Sueno Azul, **CALLAO SALVAJE**
Tel: 922 74 04 64 - Fax 922 74 00 32

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Chayofa, La Finca

OFFERS INVITED!

Spacious (51sqm), fully furnished, 1 bed, 1 bath apt with lounge/diner, American-style kitchen and large (20sqm) sunny terrace on popular complex with pool. Community parking.

115,000€ **296-A1**

Aldea Blanca, Villa

MASSIVE REDUCTION!

Just been reduced by 50.000€ - this property must sell - please ask to visit with no obligation. The best real-estate offer available in South Tenerife. Large 2 bed, 2 bath detached villa with the possibility to make a 3rd bedroom from the separate dining room. Independent fitted kitchen, lounge and ample outside space - this is an excellent opportunity - don't miss out!

149,000€ (Negotiable) **278-V2**

Los Cristianos, Vista Hermosa IV

MUST SELL - PRICE NEGOTIABLE!

Quality studio apartment in top Los Cristianos resort. Comes fully furnished with secure private parking - stunning sea views - motivated sale!

109,750€ **234-S**

Las Americas, Tajanastie I

NEW LISTING

Stunning one bedroom corner apartment in this refurbished centrally-located community with swimming pool. Panoramic sea views, community parking. Viewing available any time. Exceptional property - viewing recommended!

139,000€ **310-A1**

Torviscas Bajo, Santa Maria

MUST SELL - PRICE NEGOTIABLE!

Stunning two bedroom apartment, refurbished and offered furnished, outstanding rental potential. Full hotel facilities available. Next to the beach.

199,000€ **220-A2**

PROPERTIES NEEDED IN ALL AREAS!

It's the busiest time of year, and we need more properties to meet demand - contact us for a free valuation. 922 790 767 or email info@islandestates.es

Las Americas, Paraiso Royal

Stunning semi-detached four bedroom villa, in unbeatable central location with pool and sea views. Amazing potential, great community facilities

€399,000 **307-A4**

Charco del Pino, Rural Property

NEW LISTING

Rare and desirable 3 bed, 2 bath rural property - fully refurbished with guest space, modern fully fitted kitchen/diner and large lounge. Landscaped gardens, BBQ area and heated pool.

275,000€ **313-B3**

Las Americas, Las Flores

REDUCED!

Amazing opportunity! - Choice of two bungalows, side by side, in this very popular central resort - with prices from just 199.000€. Large bedroom with fitted wardrobes, bathroom, American kitchen and spacious lounge. Connecting terrace and stairs to the private roof terrace. Viewing is essential and highly recommended.

199,000€ **Ref: 225-B1**

Playa Paraiso, Beautiful Villa

NEW LISTING

Beautiful six bedroom family home with private pool. Viewing is highly recommended for this dream property with many special features.

950,000€ **302-V6**

Chayofa, Villa

MASSIVE REDUCTION!

Lovely, fully furnished, 3 bed, 2 bath (1 en suite) villa in quiet area. Furnished to a high standard. Lounge/dining area, open plan kitchen, various terraces with sea views, private pool, and double garage.

Now 425,000€ **289-V3**

Chayofa, Villa

NEGOTIABLE!

Well-presented, furnished, 4 bed, 3 bath (1 en suite) villa (312sqm on 1,172sqm plot) with pool. Central location. Lounge/dining area, ind. kitchen, sunny terraces, private drive and double garage. Sea views.

995,000€ **288-V4**

Aldea Blanca, Villa

STUNNING!

Stunning, fully furnished, 5 bed, 4 bath (1 en suite), villa with own pool and private parking. 460sm built, 583sqm plot. Lounge, dining room, ind. kitchen, utility room, terraces, wine cellar, and workshop.

775,000€ **274-V5**

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Cafe & Bar with Harbour View



Reduced

Nicely fitted and well-equipped café in Puerto Colon with a beautiful Ocean view. The internal premises are modern and offers a great view through the glass doors. The outside terrace is L-shaped and offers 40 seating – all with great view.
Ref.: 1792 Price: 59,999€

Town House with 6 Apartments



New

Large townhouse with 6 apartments spread on 5 floors. The house is placed in Cabo Blanco and was renovated in 2015. The build size is 500m2 and you have the possibility to make an extra studio apartment. Furthermore is a garage for 3 cars.
Ref.: 727 Price: 599,000€

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Regards Jeffrey and Stine

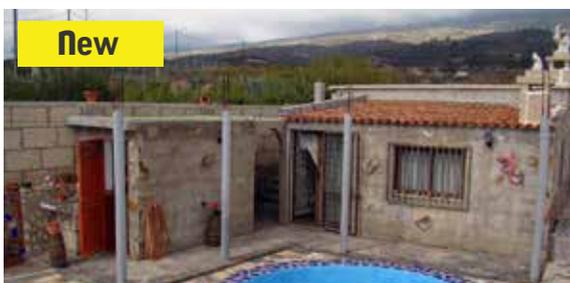
Classy Cocktail Bar in Fañabe



Classy cocktail bar close to the Beach. The premise has 3 floors with toilets, storage and spacious room for kitchen downstairs, ground floor with bar and outside terrace, and a first floor with a good-sized room and bathroom.

Ref.: 1749 Price: 39,500€

Charming Finca



New

Charming finca in the mountains of Fasnia. The house has 2 toilets, 2 kitchens, living room and a bedroom. Outside is an amazing garden with fruit trees, big terraces and plenty of storage space hereunder a big garage.

Ref.: 728 Price: 139,000€

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Callao Salvaje, Mariben



ely 3 bedroom, 4 bathroom detached house luxuriously furnished and equipped on complex with pool, tennis courts and children's play area. The property has a lounge/dining room, large independent kitchen, terrace and 2-car garage and storeroom.

Price: €390,000

Golf del Sur, Alamo Park



TERRIFIC PRICE!

Superb, part-furnished, 3 bedroom detached villa with covered heated pool on plot of 1,000sqm. The property has 400sqm+ of living area, including 2 lounges, independent kitchen, sauna/whirlpool, beautiful gardens and 2 separate garages.

Price: €595,000

Playa del Duque, Townhouse



Magnificent townhouse close TO El Duque beach. The property has 2 bedrooms, 2 bathrooms, separate kitchen, large, bright lounge, spacious terrace with nice views and a double garage.

Price: €355,000

San Eugenio Alto, Caldera del Rey



Superb, beautifully furnished, luxury 3 bedroom, 3 bathroom villa with private pool/jacuzzi. The property has a modern, independent fitted kitchen, large lounge, garden and 2-car garage/storeroom.

Price: €690,000

Callao Salvaje, Sonia



Spacious, superbly furnished, 3 bedroom townhouse on 3 floors with large lounge, separate kitchen, and large garage. Lots of extras, including air con, solar heating, etc. The complex has large pools, a Jacuzzi and gym.

Price: €240,000

Roque del Conde, Roque del Conde VI



GREAT VALUE!

Luxury, beautifully furnished, 2 bedroom 2 bathroom apartment with large sunny terrace and terrific views. Parking. Well-run community with nice pool area.

Price: €185,000

San Eugenio Alto, Las Brisas



BARGAIN!

Fantastic, totally renovated, 2 bedroom, 2 bathroom penthouse on nice complex with pools. The property has a lounge/diner, American-style kitchen, and terrace with fantastic views.

Price: €175,000

Americas, CC City Center



43sqm commercial unit In the heart of Las Americas – ideal for any type of business except bar/restaurant.

Price: €75,000



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Callao Salvaje, Sueno Azul



First line, 4 bedroom, 3 bathroom villa with private swimming pool, garden and panoramic views to Atlantic and La Gomera island. Plot area is 600m2, living area 210m2.

€1,400,000

Ref: VS2300

Puerto Colon, Club Atlantis



Large 76m2, one bedroom duplex apartment in this front line complex with 24m2 balcony and garden terrace.

€267,000

Ref: VS3068

Callao Salvaje, villa



Spacious (146m2), independent, 3 bedroom, 2 bathroom villa with private heated pool and ocean views. Plot 500m2.

€480,000 Ref: VS3088

Playa Paraiso, Ocean Gardens



New two bedroom property in luxury complex of 151 apartments, due for completion end of 2017.

From €177,000 Ref: VS2768

El Madronal, New townhouse



New and modern, 3 bedroom, 1 bathroom (+WC), townhouse in central location close to Gran Sur and Costa Adeje College. Large terrace with own exit to the pool area and garage.

€301,000 Ref: VS2575

Fanabe, Yucca Park



Lovely one bedroom apartment in the second row from the sea front complex. The apartment is sold fully furnished.

€210,000 Ref: VS3037

El Madronal, Villa



Spacious independent 113m2, 3 bed, 2 bath villa. Total plot of 350m2, private pool, parking for three cars, impressive views.

€442,000 Ref: VS2942

La Tejita, Las Terrazas de Sotavento



82 new modern 1, 2 and 3 bedroom apartments, all with large terraces. Communal pool and underground parking.

From €125,000 Ref: VS2721

Callao Salvaje, Arco Iris



We are pleased to offer this spacious (145sqm + terrace), tastefully refurbished, 3 bedroom, 2 bathroom apartment in nice complex with pool.

€203,000 Ref: VS2977

Fanabe, Lagos de Fanabe



Cozy 1 bedroom, 1 bathroom apartment in popular, sea front tourist complex with pool. Living area is 40 m2 with 10m2 terrace.

€220,000 Ref: VS2488

Las Americas, Paraiso del Sol



A very generous 105m2, 2 bedroom / 2 bathroom duplex with 2 terraces of 32m2, communal pool, short walk to the beach.

€295,000 Ref: VS2991

Callao Salvaje, Aguaviva



1 bedroom, 1 bathroom apartment with panoramic ocean views in popular sea front complex with pool.

€140,000 Ref: VS3057

Los Cristianos, La Colina 2



Very large refurbished one bedroom apartment with 55m2 living area and 15m2 balcony. Parking space. Sold fully furnished.

€145,000 Ref: VS2855

Fanabe, Castalia Park



Modern, fully furnished and equipped for holidaymakers, 1 bedroom, 1 bathroom apartment in nice complex with pool. Fanabe beach is a short, 5 minute walk away.

€199,000 Ref: VS2659

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**Las Americas,
Parque Las Americas**

CORNER DUPLEX BUNGALOW

An immaculate 3 bed, 2 bath property, renovated to the highest standards, with 2 kitchens, jacuzzi, an all wood terrace with shower, chill-out area, and sub woofer stereo system. The property enjoys all-day sun, has partial views to the Atlantic, and is just 5 minutes' walk to the sandy beach. The complex has been completely renovated.

Price: €380,000,- Ref: 84-323



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Los Cristianos, Parque Tropical



Spacious (56sqm + 9sqm terrace), 1 bed, 1 bath apartment in sought after complex with lovely pool and gardens, close to the sea front. The property has a lounge, dining room, fully equipped American-style kitchen, and terrace with sea and pool views. Community Fees: €60 per month.

Price: €185,000 Ref: AP-580

Costa del Silencio, Garanana



Lovely, spacious (85sqm), ground floor, fully furnished, 2 bed, 2 bath, wheelchair-friendly apartment with lounge/diner, independent kitchen, large 35sqm terrace and private garage/storeroom. Community Fees: €35 per month.

Price: €158,000 Ref: AP-070

Costa del Silencio, Rias Baixas



Totally reformed, fully furnished, 2 bed, 1 bath apartment in complex with swimming pool. This spacious (62sqm) property has a lounge, separate dining room, American-style fitted kitchen, 6sqm terrace with views over the pool, a parking space and 2 storerooms. Community Fees are €55 per month.

Price: €135,000 Ref: AP-374

Ifonche (Arona), Finca



Plot of 43,000 m2 with an old building of 119 m2 with licence to reform and renew. Possibility of tourist exploitation licence. 10,000m2 plot of land suitable for finca. Please contact us for more information.

Price: €175,000 Ref: AP-592

Los Cristianos, La Chunga



Spacious (55sqm) 1 bedroom, 1 bathroom apartment with lounge/dining room, American-style fully fitted kitchen and partial sea views. Communal roof terrace and parking. Com Fees: €82 per month.

Price: €145,000 Ref: AP-588

Los Cristianos, Castle Harbour



Large (65sqm + 7sqm terrace), fully furnished, 2 bed, 2 bath duplex apartment in popular touristic complex with lovely heated pool. The property has a lounge, dining room, American-style kitchen, interior patio, and terrace with sea and pool views. Com Fees: €150 per month. Community parking.

Price: €155,000 Ref: AP-578

Las Galletas, 2 bed apartment



Spacious (60sqm total) 2 bedroom, 1 bathroom apartment with lounge, dining room, fully fitted and equipped American-style kitchen, and balcony. Community Fees: €25 per month.

Price: €110,000 Ref: AP-581

Los Cristianos, Castle Harbour



Large (53sqm + 7sqm terrace), fully reformed and furnished, 1 bed, 1 bath apartment in popular touristic complex with heated pool. The property has a lounge, dining room, fully equipped American-style kitchen, and terrace with sea views. Community parking. Com Fees: €128 per month.

Price: €135,000 Ref: AP-579



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Palm Mar, La Arenita



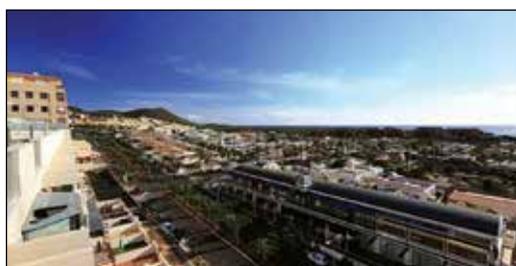
2 bedroom apartment for sale

Palm-Mar, a triangle between ocean, mountain and nature reserve. If you love nature, the sea, the beach, salty sand... then this is a place where you can feel all of these!

This 2 bedroom apartment comes entirely furnished (classic meets eclectic deco), has a separate, fully fitted kitchen (washing machine, oven, etc.), a huge dining lounge area with TV, sofa bed, lots of spacious fitted cupboard and wardrobes everywhere, 2 luxury marble bathrooms (1 with shower, 1 with bath), a good-sized sunny terrace - where you can enjoy watching the Ocean while having a glass of wine - and a trastero and parking space in the garage. The complex has a large swimming pool and is only a short stroll to the sea front. Especially well suited for couples, or families.

Palm Mar is an up and coming area with new investment taking place in new infrastructure, complexes and businesses. A great time to invest!

Price: €265,000



Torviscas Alto, Parque Cristina



1 bedroom apartment for sale

Their love for design is apparent throughout these owners' apartment.

The materials, colour tones and light really create the perfect place for a getaway; the whole apartment works in harmony with a relaxed way of living.

A place where you can work, relax or just have fun making some dinner on the terrace with friends.

The amazing and bright light, the warm materials, and the sensation of being next to the Atlantic Ocean makes this property truly UNIQUE!

Price: €225,000



Tenerife Prime Property

Golf del Sur, San Blas



Top floor 3 bed, 1 bath apartment in CC San Blas. This is a spacious apartment with a good size lounge, fully fitted American style kitchen, and large terrace with storeroom, overlooking the road, with sea views. This property has recently come back on the market.

S-03 624 €110,000

Costa del Silencio, Sombrillo



Beautiful fully refurbished and furnished, 2 bed, 1 bath apartment with American-style kitchen in small complex with community pool. Extras include: alarm, double glazed reinforced glass doors and air conditioning. Community satellite TV and low Fees.

S-02 1263 €120,000

El Medano, Lagos de Miramar II



Brand new 3 bedroom, 1 bathroom apartment (no kitchen installed) in complex close to the sea front. The property has a 10sqm terrace and parking space.

S-03 1270 €122,000

Guargacho, Guargacho I Penthouse



Lovely 2 bed, 1 bath pnhouse apartment with separate kitchen and 52m2 terrace which has a built-in sauna and hot tub. The property covers the whole top floor of a small block of apartments. Being sold part-furnished.

S-02 1269 €117,500

Guargacho, Edf. Malagueñas



3 bed, 1 bath, part-furnished ground floor apartment in popular village with schools. The apartment has a new separate fully fitted kitchen and utility room and a good size lounge and patio. Underground parking space and 8sqm storeroom. Com Fees: €25/month.

1246 €94,500

Amarilla Golf, Scorpio



Ground floor, fully furnished, 1 bedroom, 1 bathroom apartment with good size lounge, American style kitchen and large private terrace, close to the community swimming pool.

S-01 1176 €80,000

Guargacho, El Monte



Lovely, top floor, 3 bedroom, 2 bathroom apartment being sold in new complex. This apartment has a separate kitchen, large lounge/dining room and mountain and sea views. There is also a large garage and storeroom included in the price.

S-03 1268 €132,00

Costa del Silencio, Tenbel



Top floor studio with lounge, American kitchen and large terrace and community swimming pool.

S-00 923 €49,500

Los Olivos, Jardin Botanico



Lovely, part-furnished, rustic-style, 3 bed, 2 bath townhouse on 3 floors in lovely complex with pool. The property has a lounge/dining area, separate fully fitted kitchen, private rooftop terrace with BBQ and a large garage with direct access to the house

S-03 1181 €250,000

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COSTA DEL SILENCIO, BALCON DEL MAR
 1 bedroom apartment
 Price: €105,000 Ref: 1CDP0001



COSTA DEL SILENCIO, ATLANTICO I
 2 bedroom apartment
 Price: €142,000 Ref: 2CDP0012



CHAYOFA, RESIDENCIAL ELENA
 3 bedroom townhouse
 Price: €290,000 Ref: 3CDP0011



PLAYA PARAISO, ADEJE CIELO
 1 bedroom apartment
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 3 bedroom house
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San Eugenio Alto, Ocean View

- Fantastic studio
- Completely refurbished
- Good rental scheme
- Panoramic views

Price: €96,000 Ref: COAP115

El Madronal, El Naranjal

- Penthouse
- 3 bedrooms
- Corner apartment
- Sea views

Price: €295,000 Ref: C3AP122

San Eugenio Bajo, Garajonay

- Top floor apartment
- 3 beds, 2 baths
- Completely refurbished
- Sea views
- Private garage

Price: €325,000 Ref: B3AP485

San Eugenio Alto, Paradise Court

- Penthouse
- 2 beds, 2 baths
- Sea views
- Community pool

Price: €219,000 Ref: A2PH198

Parque de La Reina, Timanfaya

- Beautiful penthouse
- 3 beds, 2 baths
- Large terrace/sea views
- Garage

Price: €175,000 Ref: P3AP015

Chayofa, El Morro

- Fantastic bungalow
- 2 beds, 1 bath
- Large terrace/views
- Community pool

Price: €225,000 Ref: B2BU486

Los Olivos, Jardin Botanico

- Townhouse
- 3 beds, 2 baths
- Garage
- Community pool

Price: €260,000 Ref: P3AD013

El Madronal, Los Almendros

- Wonderful apartment
- 2 beds, 2 baths
- Garage/Community pool
- Sea Views

Price: €259,000 Ref: P2AP014

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REDUCED!

Costa del Silencio, Garanana

Detached 3 bedroom, 3 bathroom villa with large lounge, fully equipped kitchen, various terraces (1 enclosed) and private garden.

361-0509 €290,000



BARGAIN!

Costa del Silencio, Jardines de Coral

Charming, part-furnished, 4 bedroom, 2 bathroom house with lounge, separate kitchen, terrace and roof terrace, garden and garage.

434-0710 €199,500



Arona, Tunez

Tranquility with panoramic sea/mountain views – you must view this 1 bed, 2 bath bungalow (plot 15,373sqm) with separate studio apartment.

1177-0616 €299,000



La Estrella, Apartment

Excellent 1 bedroom, 1 bathroom apartment in central location, close to Costa del Silencio and Las Galletas. Very interesting opportunity!

1188-0816 €80,000



Costa del Silencio, Atlantico I

Fully furnished 2 bedroom apartment with balcony in popular complex with pool, tennis courts and children's play area. Parking space included.

1189-0816 €109,000



Guargacho, penthouse

Penthouse in small complex. 2 beds, 1 bath, sep. kitchen, dining room, lounge and fantastic spacious terrace with sauna and jacuzzi!

1192-0816 €119,500



Costa del Silencio, Parque Don Jose

Beautiful, fully refurbished 2 bedroom, 1 bathroom apartment. Spacious (25sqm) sunny terrace on popular complex with pools.

1193-0916 €129,000



Las Rosas, House

Spacious 2 bedroom house with lovely garden, BBQ and outdoor kitchen. Refurbished kitchen. Bathroom with lovely hot tub and shower.

1195-0916 €158,500



Costa del Silencio, Amarilla Bay

Very nice 2 bedroom, 2 bathroom duplex apartment with 2 balconies (1 with sea view). Pool on complex. Close to all amenities.

1197-1016 €135,000



Costa del Silencio, Garanana

2 bedroom apartment in suburb between Costa del Silencio and Las Galletas. Beautiful panoramic sea and mountain views. Private parking.

1198-1016 €116,500



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**Los Abrigos,
2 bedroom apartment**

BARGAIN OF THE MONTH!

Lovely spacious and bright top floor apartment in residential building, in the centre of Los Abrigos village. The apartment has 2 bedrooms, living room with balcony, separate fitted kitchen and bathroom. The property also includes a private 50m2 roof terrace, and parking space in underground secure garage. To be sold furnished. Simply a real bargain

Ref: AP2-119 €116,000



NEW!

**Amarilla Golf,
Ocean Ridge**

SEA FRONT! Bright and spacious 2 bedroom, 2 bathroom bungalow with spectacular ocean views, on small and quiet complex with pool by the sea. The property comprises of lounge, American-style kitchen, and large, sea-facing, sunny terrace.

Ref: B2-121 €260,000



**Golf del Sur,
Fairway Village**

JUST REDUCED!

Fully refurbished, this property consists of 3 bedrooms, 2 bathrooms, living room, kitchen, roof terrace with utility room, and front and back gardens. It is situated on a very popular complex in the middle of the golf course with pools, restaurant, and pool bar. Great investment potential!

Ref: V3-080 €249,000



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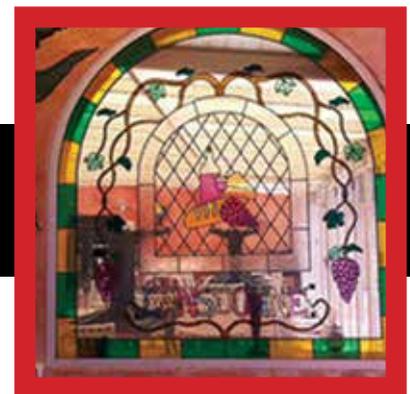


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DIVORCE FOR EXPATS - How does it work?

According to UK government statistics, 35% of all marriages are predicted to end in divorce. Although no accurate statistics are available amongst UK expats, it is believed that the number may be even higher.

Whilst many couples believe that living abroad will improve their lives, a number of factors, such as financial considerations, missing friends and family, the language barrier or just plain homesickness can put a strain on even the most committed relationships.

An increasingly common scenario among Brits in Tenerife is for one partner to move back to the U.K. whilst the other party remains in Spain. Assuming the marriage cannot then be salvaged, one partner will then typically seek to get the legal ball rolling. But where both partners are now living in different countries, which country should proceedings be commenced in?

Strictly speaking, to petition for legal separation or divorce in either England or Spain,

the only requirement is for one partner to be 'habitually resident' in the country where proceedings are commenced. Hence, the partner living in Spain could commence proceedings in the U.K, or indeed vice versa. The definition of 'habitual residence' typically requires one party to have been living back in the U.K. for 6 months prior to commencement of proceedings. However, proceedings are sometimes allowed sooner where one party has more recently relocated back to the U.K, depending on the circumstances. However, Domicile by itself is NOT sufficient to prove habitual residence.

Many Brits prefer to commence proceedings in their country of origin, perhaps due to there



by John Hatrick, Tenerife Solicitors

being no language barrier, or perhaps due to the perception that legal proceedings in the U.K. are faster, less bureaucratic and come with less uncertainty than typical legal proceedings in Spain. However, there are also other factors affecting which country is more beneficial depending on personal circumstances.

One important point to consider is that whilst there may be a choice of issuing proceedings in either Spain or the U.K., once proceedings are issued in one country by one spouse, both spouses are then tied to the jurisdiction of that country and cannot change to the other country later. Hence, in order to secure one's first choice of jurisdiction,



there is sometimes a dash to issue proceedings in one country before the other spouse can issue in the other country. This is commonly referred to as 'forum shopping'.

Whilst it is possible to instruct a U.K. based solicitor remotely, most expats appreciate being able to instruct a local Tenerife based solicitor with a U.K. office who can handle the whole process from Tenerife, typically at rates substantially lower than those charged by the average U.K. solicitor.

As English Solicitors with an office in Tenerife, we can seamlessly handle the financial aspects of a divorce where the spouses have assets (e.g. property) located in Tenerife. Many U.K. solicitors would not wish to directly handle a financial settlement or enforcement against Tenerife-based assets, as they are not familiar with Spanish laws or procedures. Instead they typically choose to subcontract this to a firm based in Tenerife. Indeed, we often receive

instructions from U.K. firms for such work where the end clients did not realise they could have cut out the middle man and instructed us to handle the whole process directly.

For more information or to arrange a fixed fee consultation, please contact Tenerife Solicitors on 922 717845 (or 0871 218 0063 from the U.K.) or by email to info@tenerifesolicitors.com

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will respond to all pest problems on a 'same day' basis.

Not only does Safe Clean tackle the obvious problems like ants, cockroaches, mice and rats, they will also eradicate wasps, bedbugs and even woodworm. Interestingly, bees are out of bounds as they are a protected species. If, however, you find a bee's nest, your port of call would be the local authorities.

The company aims to provide a service that cannot be matched. Offering home collection and 72 hour turn-around delivery on carpets, they also clean sofas and suites

in record time. And a full commercial clean of up to 500m2 can be completed in just one visit!

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Snapped up a bargain property? Now what?

This has been happening quite a lot recently – house prices have dropped to a more achievable level, and people are delighted to have snapped up a bargain as an affordable holiday home.

But now what? Their new holiday home is often not in the style they want, and in some cases, particularly Bank repossessions, may not be furnished at all. Most people make a brief visit to come and sign for the purchase, or often just pay a deposit and leave a lawyer to sign for them, meaning they are only on the island for a few days. So how is it possible to make sure that you get the necessary inventory and decorative effect that you want, and make the best of your new property, whether you have bought it for rental or for your own use?

In addition, it's quite complicated to start from scratch. If you move house in the UK, for example, you would take most of your things with you, but here in Tenerife, you can literally be starting from a blank canvas. This can be quite liberating from a design point of view, but also quite daunting when you have to start thinking about what you actually

need to live in a place - including every kitchen item, linen, lights, pictures etc. Add into the mix that you are in a foreign country and possibly don't speak the language, and things get more complicated still!

The answer is to employ a Tenerife-based interior designer who does speak your language, give them a brief as to what you want, and



come back when you

are ready, with the house completely furnished and ready for occupation. The only thing that could be off-putting about this scenario is that interior designers are only for the rich and famous, and are very expensive, aren't they?

Well, not necessarily. Some furniture shops will include the interior design and even the installation costs within the purchase price of the furniture. They will also have experience of

this situation, and have prepared lists of kitchen and linen inventory, as well as design ideas about what might work well for you. In addition, they can co-ordinate the deliveries from different suppliers and arrange an installation date for you, for which you can be present, or which they will undertake on your behalf.

Fortunately with technology nowadays, it is easy to communicate with e-mails and photos

wherever you are in the world, and keep up to date with progress.

Returning to the island to stay in your own property, furnished down to the last teaspoon and bath towel, all to your specification and installed in your absence, is a service that has proved popular with thousands of buyers on the island.

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For more information or to arrange a viewing, please call: (00 34) 626 347 529 or email: julielourens@yahoo.co.uk

ENERGY PERFORMANCE CERTIFICATES IN SPAIN

November 2016 UPDATE

The total number of Energy Performance Certificates carried out in the Canaries since June 2013 now stands at around 136,800, with some 2,500 being registered during the month of October (this is a good average figure related to the whole of the last 12 months). This of course groups both residential and

commercial properties and also those for sale as well as for rent in all of the Islands which together form the Canaries.

For readers unaware of Energy Performance Certificates (EPC's), they were introduced in Spain and its dependencies by Royal Decree on 5th April 2013. This Law requires that, from 1st June 2013, an EPC must be obtained by the owner whenever a domestic or commercial property is Built, Sold or Rented.

Selling your property

From 1st June 2013 property owners are required by law to present an Energy Performance Certificate when a property is placed on the market and prior to any advertising. When the property is sold, the Notary will need to see the EPC, termed the Certificado de Eficiencia Energética in Spain.

Renting your property

Either you or your agent, must obtain an EPC. An agent will not be legally allowed to offer or advertise your property for long term letting without one. Where a property has already been let prior to 1st June 2013, no EPC is required until one tenant leaves and the property is offered for long term rental again. If your property was built after 2007 you should already have an EPC provided by the seller. If you only rent your property out on a short term basis, for less than 4 months of each year, you may not need to have an EPC. If you are the tenant your landlord or the letting agent should

be able to show you the EPC for your property.

The EPC contains:

Information about a property's energy use and typical energy costs, and recommendations as to how you may



be able to reduce energy use and save money.

An EPC allocates an Energy Efficiency Rating, ranging from 'A' (most

efficient) to 'G' (least efficient).

The Certificate, registered with the Canarian Government is valid for 10 years.

How to arrange an EPC:

If you are selling or renting out property, you will need to engage an Accredited Assessor, who will visit your property to inspect and then produce and register your properties Energy Performance Certificate.

If you have any questions, or wish to arrange for me, Philip Wright, to carry out your energy Performance Certificate please call me on 667 757323.

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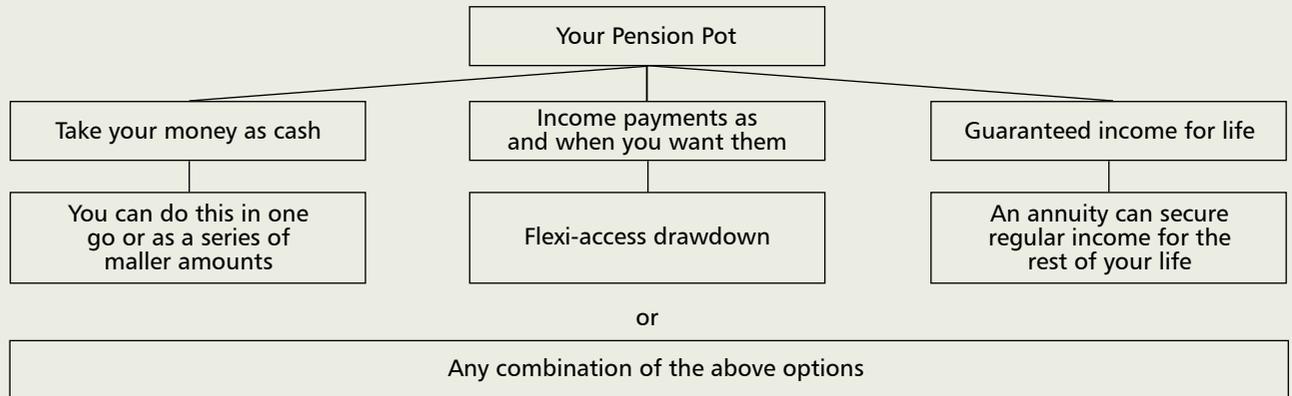
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Pension Freedoms What has changed?

Basically, you have more choice with what to do with the money you save in your pension. From age 55 you will now be able to access all the money in your pension pot (before these changes were made you were limited to what you could take out each year).



You don't have to do anything with your pension pot now. You can leave it invested until you need it. And it's at that point you can see which of the options available to you best suit your circumstances.

It's important you fully understand all the options and the different tax implications they have. Sebastian & St James will be able to help you with this and give you advice which suits your own needs.

Building your pension pot

You can see the amount of choices you have to take

money from your pension pot. But to have those choices you will need to have first built up a pension pot.

You might find yourself in one or more of the following circumstances, each of which could be the potential solution to increasing the size of the pension pot you have:

- You're close to paying off your mortgage so may soon have further scope to consider an increase in pension contributions.
- Your children are leaving home, easing some of your monthly financial commitments.

- You have other pension plans you may wish to take advice on (eg whether or not they may be better served within a new plan).

- You've received some inheritance that you could consider the merits of investing into your current pension pot.

Do you know you get tax relief on payments you make to a pension pot? For a basic-rate taxpayer, this means it would only cost £80 to get £100 paid into your pot.

The pension changes have had a positive impact on people's

feelings towards retirement and do give them more choices to help achieve the retirement they want.

How you take advantage of the changes is up to you. But speaking to us can help you find out more about the changes, or if your current circumstances mean you might be able to build up your pension pot.

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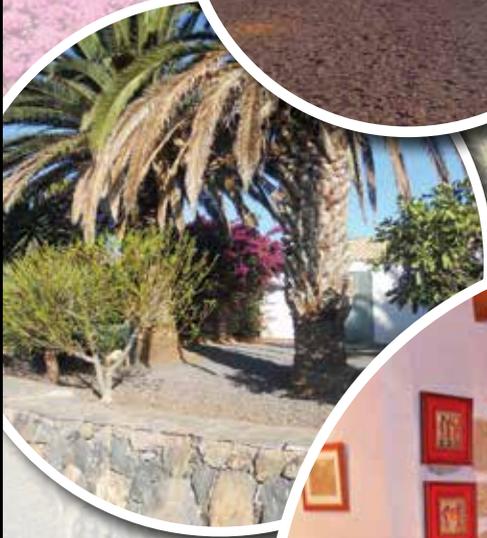
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This gated property is set on a plot of 3,000m². The land has all been flattened out and landscaped with fencing and a typical Canarian stone wall as the border. There is a very private and large garden area and a large enclosure that is currently being used to keep horses. It is perfect as a ménage for riding in or could be sectioned off into paddocks etc. The outbuildings include 2 stables and a tack/feed room. If horses are not your thing, then these

195m² built area and comprises an open-style lounge/dining room, open plan kitchen, one guest bedroom, one good-sized master bedroom with dressing room and bathroom. This property is in an idyllic location, very

outbuildings could also be converted into an apartment or extra bedrooms/gym etc.

The house itself has been built in keeping with the style of typical Canarian properties of this area. It has a total of

quiet and only a short distance from the busy town of Valle San Lorenzo. The property and land is kept to the highest standard and it is ready to move into. The ideal getaway for somebody who likes peace and quiet, possibly a horse lover as the facilities are already in place for horses. It is only a short drive from the South coast of Tenerife and all this area has to offer.

The asking price for this lovely Canarian house is €350,000

If you are interested in viewing this property or receiving further information please contact Rachel or Lynne on 922 724 110 or 608 573 443. info@tenerifeproperties.net

Tenerife Properties have been trading on the island for over 30 years. Their offices are located in San Eugenio Bajo, between the Santander and BBVA banks, opposite the car park entrance to the San Eugenio shopping centre. Partners are Lynne Leadbetter and Mike Woodhouse along with Sales Director, Rachel Rogers.

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DOG OF THE WEEK - BRUNO

Bruno was found near Amarilla Golf last week and we have been unable to find his owners. As he was not chipped we have to assume he is abandoned so now needs a home. He is only a few months old and will be medium-to-large sized. He is a lovely natured dog and deserves a change of fortune.

If you can give Bruno a loving home for life please call Elaine on 678 015653 and arrange a meeting.



Come and bag a bargain at:-

San Eugenio, opposite Hotel La Nina, at Las Carabelas near Amanda's Bar. Open Monday to Saturday 10am to 4pm.

Los Cristianos, Calle Reveron, near the Thistle and Dragon Bar and play park. Open daily 10am to 4pm.

Golf del Sur, Golf Park, just before the lottery kiosk, open Monday to Friday 10am to 6pm, Saturdays 10am to 4pm, Sunday 10:30am to 3:30pm.

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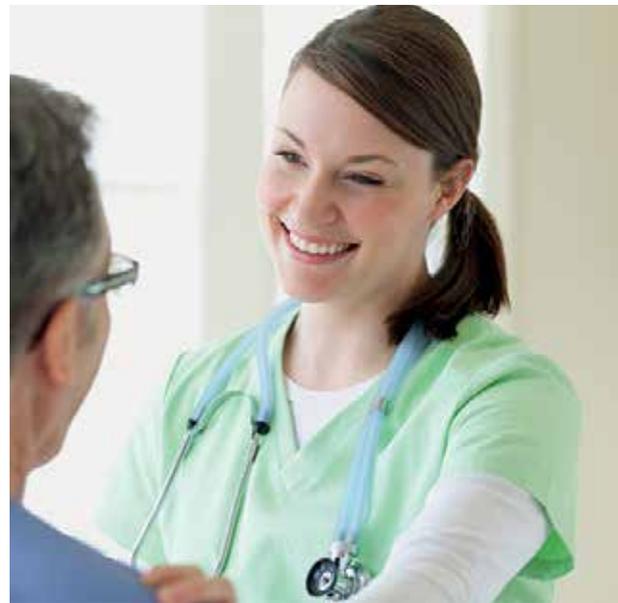
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BREAKTHROUGH FOR COMMUNITY ADMINISTRATORS / PRESIDENTS / SECRETARIES from One Step Solutions

Some of the biggest frustrations for those living in communities involve the level of communication (or lack thereof), and, of course, the administration of the community.

Time and time again we hear about how 'certain individuals' are 'unavailable' or simply 'not there'. There's also the fact that a great many owners do not physically reside in Tenerife, but 'elsewhere' and are only in the community at certain times of the year.

This is a problem looking for a solution, as is the administration. We speak with community administrators who, through

no fault of their own, are simply buried in paperwork and administrative tasks. Given that we live on a sun-kissed sub tropical paradise we think it only fair that they spend more time in the sun and we think you'd agree.

So what can be done...?

We developed the Community Administration Platform (www.CommunityAdministration.net) to deal specifically with these issues and simultaneously reduce the amount of time it takes to administer any large community.

Access:

Access is critical we think you'll agree. Not everyone should be able to gain access to a system like this and, in addition, there should be "higher" access levels for Administrators and Committee Members. Our system deals with this issue easily.

Secure Archive Distribution

Let's say you have a tender in process for a new swimming pool, or are simply just putting fencing around the community or gardening services. Our platform allows the administrator(s) to upload documents to a specific area and provide access to those files to community members. No-one else can gain access, which ensures that private tenders remain that way and, in addition, allows community members, wherever they may be, access to documents.

Accounting

The platform also comes with an integrated billing system allowing you to create clients (these could be community members, buyers etc.) and issue one-off, or recurring invoices. Suppliers can be added, purchase orders raised and payments made can be registered. Each fiscal quarter a summary or



detailed tax breakdown can be provided with nominal ledger entries if needed.

Community Communication

All these, though, pale by comparison when you start using the communication features of the platform. As standard it comes with two key components that allow the community to communicate, the administration team to send notifications, and members feel engaged as they can see what's happening in their community.

Forum

The forum is completely customisable and comes with two standard levels of access: Admin team and Members. The Admin team have their own area of communication where ideas can be discussed, and Members have access to the remaining areas. Members can chat, discuss ideas and even make proposals. We have found that this, more than any other element, brings communities

together. Events can be organised, votes cast and communities grow.

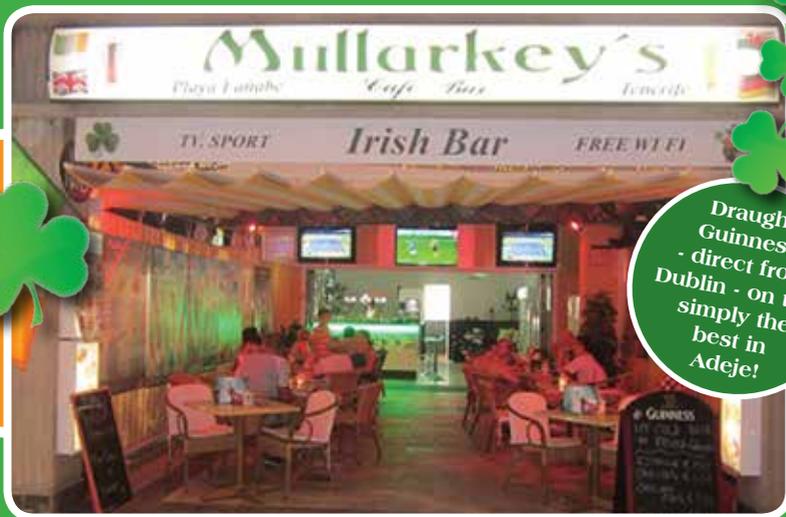
Newsletter

The newsletter platform not only provides a means of communication but also allows the administrative team to see what was sent, who it was sent to, and (we think), more importantly, who opened the newsletter.

So, in short, our system reduces administration time, improves communication and helps communities to grow. It's available to test in English, Spanish and Dutch so you can login, play around and see for yourself how easy the system is to use. Just visit: www.communityadministration.net and see for yourself. Or call Mike at One Step Solutions on 922-783618 / 602-155205.

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Tenerife Property Outlook

by Simon Sutton George
(The Tenerife Property Group)
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How much is my property in Tenerife worth? - A question that arises quite often in my world.

If you've sold a property in the UK over recent years, you'll have heard of Zoopla. On this site and maybe some others as well, there's data about how much the houses in your particular road sold for over the last few years - I've just looked at their website and seen that some records go back 20 years.

So, the question is, how much is my property worth in Tenerife and how do I work it out?

Where can you get up-to-date pricing for a property that's for sale in Tenerife?

There's nothing like Zoopla in Tenerife - if only. You see, the thing is that over the years there's been so much 'black' money or under-the-table payments when buyers and sellers have been at the notary it skews the figures they produce.

If you agree to buy a property from the seller for €150,000 but the seller wants to declare that they're selling it for €125,000 on the deeds that get signed at the notary, the buyer must stump up the extra in 'black' money - cash.

This leads to notary offices reporting the value of properties to the Land Registry office as they are presented to them... and in the example above (the property was sold for €150,000 but 'declared' as €125,000), you can see the problem? Even if we here in Tenerife or Spain had something along the lines of the data that Zoopla provides for the UK market, there would still be a marked difference between the true and

reported sales values. Now, as an estate agent, I don't like the 'black' money thing at all because it leads to a number of potential future problems for the buyers - and possibly sellers. Here is not the place to discuss that but the problem of 'black' money still goes on and until we get this out of the way there's no way to get around it. Even if it was stopped tomorrow, it would still take years to build up a good database of sold property values in Spain.

So, can we actually get a good idea of property prices, and if so, from where?

There are a number of ways that you can get an idea of prices but do we look at asking prices or do we look at supposed sales prices?

As you've already seen, prices recorded at notary offices and Land Registry offices can't be relied upon 100% but it's a good place to start.

For a start, you could always look at the General Council of Notaries website - www.notariado.org/liferay/es/web/notariado/inicio. The site is in both Spanish and English and you can come up with some prices per square metre for

individual municipalities. This is quite a good place to start but, of course, taking the figures with a pinch of salt.

There's also the National Institute of Statistics (in Spanish, Instituto nacional de estadísticas - www.ine.es/en/welcome.shtml). This website is a government-run site giving statistics for all things Spanish, including their take on property prices in Spain and the Canary Islands. I imagine that they get their prices directly from the Land Registry offices, who in turn, have been told their values by the notary offices - OK, and we already know what goes on there.

Then there is the website for the Bank of Spain (www.bde.es) - again, figures from Land Registry Offices, so probably similar to the other two sources mentioned above.

Tinsa is an independent property valuation company (www.tinsa.es) who receive requests visit and value property by banks for mortgages so surely these guys will have a better idea. Well, the thing with this is, since the credit crunch and the big crash of 2008/9, banks and valuers have been a little on the cautious side, valuing property at very safe numbers just in case it happens again, so although they'll provide us with figures, these will very likely be a lot less than the actual selling prices of the

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properties.

One thing we could think about would be asking prices. Everyone knows that you're unlikely to pay this price but it would give an idea of the prices people are asking for their properties in Tenerife and then we could gauge it by maybe making an assessment that the actual selling price could be the asking price less say 5 or 10%...maybe that'll work?

The problem with that system is that some people may have a mortgage that needs paying off on their property and their asking price is based on that fact. On the other hand, there may be people that are really motivated to sell and their price is a lot keener, so there'll be a bit of a difference.

In fact, based upon

asking prices Idealista (www.idealista.com/en) - one of the property portals for Spain, including Tenerife, have developed a system where their website users can make an offer on a property and they've been collating the asking prices and the offer prices. They now have some quite good data on properties that have been advertised on their portal. I think that Kjero (another portal www.kjero.com) has been doing the same and they've also got some data.

So, is there an answer to - How much is my Tenerife property worth?

Of course, the easy answer is - 'Whatever someone is willing to pay for it' - but that's a very short and unhelpful answer. You need to take a lot of things into account and as I said earlier, it's not really that easy.

In addition, there are other things that need to be taken into account. It's all very well for the valuers and the notary offices to tell us the cost per square metre in Tenerife, but that doesn't narrow it down as much as the data on Zoopla in the UK does. They've got some really awesome data, showing the postcode and at times being able to boil it down to road number too.

Here in Tenerife, there are loads of things we still need to think about apart from the obvious number of bedrooms...

What condition is the property in? What complex is it? Is there a sea, or pool view or maybe no view at all? Town or countryside?

All of those things will have an impact on the value of your property, so, just how do we go about assessing the value of the property we have to market?

Estate Agents already have the data of properties they have sold already, also they know the areas that they sell properties in, so get an idea from that too. We can also use general asking prices for properties in the area that other agents have for sale.

It's not a certain, clear-cut way of doing it for us agents in Tenerife - there's always room for error - whereas the local estate agent in the UK could use Zoopla to find information on the last 3 properties that sold in any street, but if we can get away from the 'black' money thing, all the better and then, maybe in the future, we'll be able to reliably use the figures that the notary offices register and maybe we'll be able to have our own 'Zoopla-type' figures.

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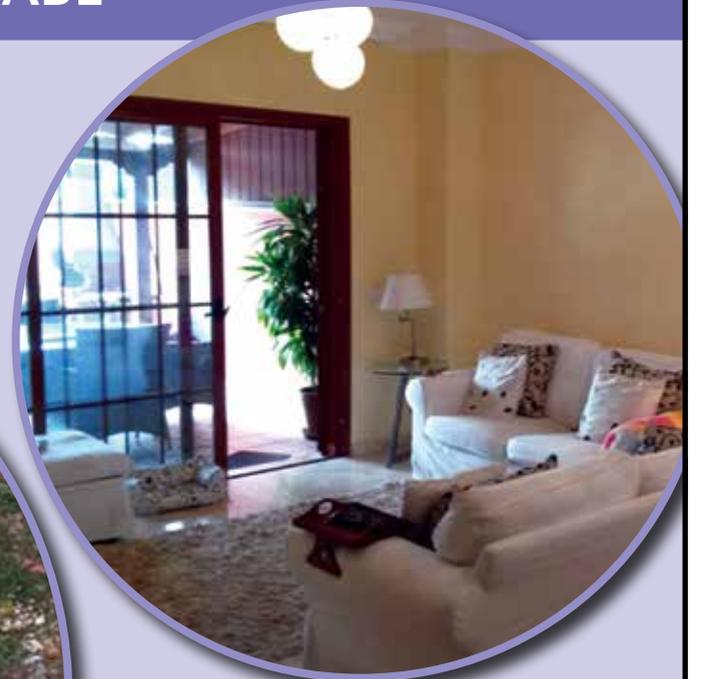
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W: maderassantana.com

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W: sagreracanarias.es

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W: asssa.es

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Winter Walking in Tenerife

Contributed by Michael Patey

Las Cañadas Circular

Susan and I have been back in Tenerife for nearly a month now acclimatizing to the hotter average temperature of the island after a very mixed summer in the UK. We have been doing a few walks slowly working our way towards some of the steeper routes in the mountains.

We decided to revisit the which should be high on Mount Teide National Park, your places to visit list.



Telerífico



Mt Guajara

Measuring 10 miles in circumference and rising to over 12,000 feet at Mount Teide, this landscape is like no other. A UNESCO World Heritage Site, where you find an arid, alpine zone where the temperature can range from below zero through to the late 20s at the drop of a hat.

Having decided to re-visit the 7-mile long Las Cañadas circular from and to the Parador Hotel on the floor of the crater. This route is reasonably flat and not too hard even allowing for the thin atmosphere here at 7-8,000 feet.

We parked at the hotel and set off briskly on the first half of the walk. One of the first things we noticed was that much of the vegetation had died back due to the hot, dry summer weather. Last year at this time we encountered a lot of Teide catmint but there was none in evidence this year. I am sure this will return to the crater with rain arriving during the winter.

We made reasonable time for the first 2.6 miles, passing the distinctive old lava flow seen quite clearly on the opposite side of the road to Teide. We walked on to the waypoint opposite the famous Electrífico (cable car), taking you to the summit of Mount Teide. Here, we normally turn to the South towards the old sanatorio where people were sent to fight tuberculosis in the early 1900s. It was believed then that breathing the clear air would help the patients to fight the disease though it must have been a stark existence up there miles from anywhere. We arrived at this point to find that the route was closed. On inspecting the notice on the barrier we found that

this was due to a culling project aimed at the local population of Muflón, a breed of mountain sheep from eastern Europe and the middle east. These animals are not natives of the islands but were introduced in the 1970s to be the targets of "Big Game hunting". Unfortunately the hunting idea was not a success but the muflón took to the local environment and flourished. They are so successful that at this time of year they have to be culled due to the rising numbers (why I



Muflon Ram



Parador and Roques de Garcia

do not know). The cull is undertaken for two weeks on Wednesdays and Fridays. As do deer, these



Roques de Garcia - Las Cañadas

animals have a breeding season in autumn called a "rut" where the rams compete for mating with the ewes. Having read the notice, not wishing to be the subject of a shooting accident and taking in the very large National Park ranger watching our

every move, we decided to retrace our steps to the Parador settling for a 5.6 mile walk instead of the

planned longer route. On our return to our start point, having time on our hands, we decided to

investigate the facilities of the hotel.

The Parador Las Cañadas del Teide, is part of Paradores de Turismo. First formed in 1928, a chain of state owned Spanish luxury hotels, which are often located in adapted castles, palaces, fortresses, convents, monasteries and other historic buildings, is committed to reclaiming the Spanish heritage. These are found across the whole of Spain and are classical in design and of very a high quality. Having taken in the excellent facilities available we decided to return at the beginning of November to stay overnight, dine and try one of the many "stargazing" experiences available in the crater. The atmosphere at that altitude is particularly clear and allows for a wonderful view of the night sky. Stargazers come from all over the world to take the opportunity to look at the stars in the best possible conditions. These include Brian May, of the rock band Queen having a PHD in astrophysics and is a frequent visitor to the island.

Full details of the full walk can be found in "Nature Walks in Tenerife" written by Sally Lamdin-Whymark and available at the bookshop in Los Cristianos and from Amazon.

The route for the trail can also be downloaded from Wikiloc at: <http://www.wikiloc.com/wikiloc/view.do?id=12151179>

Difficulty: Easy to Moderate
Distance: 7.5 miles
Time: 3.5 hours

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El Duque, Terrazas del Duque

€POA

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is very nicely furnished ... For full information see website or contact:

2nd Home Tenerife Ref: VKT3MGR4D 922 715591

swimming pools .Unique opportunity!

2nd Home Tenerife Ref: VKT2RP214AC 922 715591

El Duque, Habitats del Duque

€POA

Spacious villa with private pool for rent in the very center of El Duque and next to the luxury Plaza del Duque shopping centre. The villa offers 5 spacious bedrooms, 3 fitted modern bathrooms and one guest bathroom, a modern and fully equipped kitchen, big lounge, downstairs there is an extra lounge, winter garden, terrace, sun roof terrace, private pool... For full information see website or contact:

2nd Home Tenerife Ref: VLTHAB28 922 715591

Lovely detached 2 bedroom, 2 bathroom house with separate fitted kitchen, lounge, garage and large garden and patio areas with Jacuzzi and private swimming pool. Tenants to pay utility bills.

Tenerife Prime Property Ref: 02 1187 627-230360

€999 - €650 p/m

Costa del Silencio, Parque Don Jose

€650

Ground floor apartment currently being refurbished and made into a 2 bed. This apartment will be fully furnished and there is a 25m2 terrace. Apartment available from end of October 2016.

Tenerife Prime Property Ref: 02 1188

627-230360

€649 - €500 p/m

Golf del Sur, Parque Albatros

€575

This top floor apartment will be available from early December 2016. The apartment is beautifully presented, and has the added extra of a mezzanine floor with 2 single beds. Situated to bars, restaurants, shops, and

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the famous El Duque beach. The apartment offers a comfortable accommodation in two spacious bedrooms with a king size bed, two bathrooms (one with a bath, one with a shower), fully equipped separate kitchen, living area with the access to a large private terrace with a partial sea view. The res... For full information see website or contact:

2nd Home Tenerife Ref: VKT2TDDE21 922 715591

La Caleta, Magnolia Golf Resort

€POA

You will find this apartment with garden view and lots of sun in the tranquil yet attractive Magnolia Golf Resort in Costa Adeje. On the ground floor there is the kitchen connected with a living room and dining area, from here you have a direct access to the large and sunny terrace. Three bedrooms and two bathrooms. This apartment

Palm Mar, Penthouse

€POA

Beautiful 2 bedroom/ 2 bathroom apartment with front terrace and large roof terrace overlooking the village and coastline of Palm-Mar, very



Call Donna in our Los Cristianos office +34-922 971 781 or Carol on +34-687 906 607

special property!

2nd Home Tenerife Ref: VKT2RP213AC 922 715591

Palm Mar, Apartment

€POA

A beautiful house with two bedrooms, several sunny terraces, quiet in Palm-mar, in a beautiful complex with

Golf del Sur, House

€1,200

San Blas Residencia. A truly lovely complex. Newly built, and furnished to the highest standard. These are available FURNISHED or UN-FURNISHED.(900 is a starting price for un-furnished) Separate kitchen complete with Bosch appliances... microwave, dishwasher, washing machine, and much more, granite worktops, and kitchen table and chairs. The lounge/diner ... For full information see website or contact:

Rentals in Tenerife Ref: 3067 606 284883

Guargacho, Detached House
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Rentals in Tenerife Ref: 1097 606 284883

Costa del Silencio, Parque Don Jose

€550
 Lovely, ground floor, fully furnished 1 bedroom, 1 bathroom apartment with lounge and American style fully fitted kitchen and large terrace.

€550
 First line of sea, it also has an attic that can be used as a studio
Tropical Country House Ref: R32 607 933052

Los Abrigos, Vistamar

€500
 Attic studio apartment, in residential building with lift, situated close to the centre of Los Abrigos and to the sea. All the shops and major amenities are within walking distance. The flat consists of lounge with sleeping area, American style kitchen, nice and sunny terrace, and shower room. Good seaviews, quiet area, fully furnished and equipped. Avail...
 For full information see website or contact:

Tenerife Alizes Properties Ref: ST-1062 922 738653 / 626 274040

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El Galeon, Amanecer

€450
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 For full information see website

or contact:

Tenerife Island Rentals and Buy Tenerife Ref: AP0061 Rentals: 922 797438

Las Rosas, Coromoto

lounge, fitted kitchen, bathroom and plenty of outside space. Ideal for 1 or 2 people who are looking for complete peace and tranquility. Tenants pay water and electric.

La Caleta, Neptuno

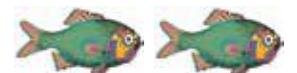
€75
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Aguilas del Teide, Los Halcones

€40
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This apartment will not be available until February 2017.
Tenerife Prime Property Ref: 01 1176 627-230360

La Jaca, Apartment

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ENERGY REPORT (G) Bright and airy 3 BED 1st floor apartment close to port and all amenities. Large living room with dining area, separate kitchen and small balcony.Sat



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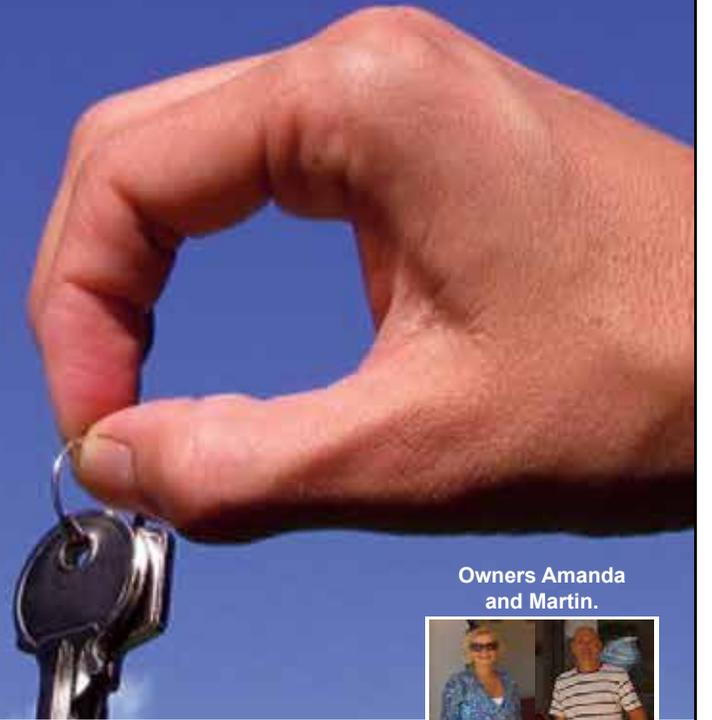
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RENTALS

Las Chafiras, Local

€9,000

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Business Finder Tenerife Ref: 1695T

653 593231 / 922 739934

Costa del Silencio, Empty Local

€5,000

This empty premises can be found inside a large aparthotel in the Costa del Silencio area. You are guaranteed a captive market as there are always residents and holidaymakers all year round. The premises measures approximately 40m2. It has been used in the past as an estate agents and travel agents but it could suit any office based or non catering bus... For full information see website or contact:

Business Finder Tenerife Ref: 4034T

653 593231 / 922 739934

Adeje Town, Local

€3,000

This locale with 3 entrances is approximately 300m2 and is available to rent. The premises would ideally be suitable for a retail outlet as a licence is already in place. The location is excellent and has numerous windows onto the

pavement and therefore easily seen by passing traffic.

Business Finder Tenerife Ref: 1847T

653 593231 / 922 739934

Torviscas Bajo, Other Business

€1,600

This is a large empty local in Playa Las Americas which could be used for numerous business possibilities and is located on a busy road with lots of passing trade. This local measures 160m2 internally has a large showroom area, separate office areas, a small kitchen and toilets. The premises has shutters to door and windows and benefits from air condit... For full information see website or contact:

Business Finder Tenerife Ref: 2087T

653 593231 / 922 739934

Los Abrigos, Local

€1,500

Large (120m2 ground floor 60m2 basement with direct access), empty brand new local in prime position on main road through Los Abrigos. Entrance via 3 double glass doors. Not yet fitted out so owner willing to discuss requirements terms to suit. Also available for sale at 300,000.

Los Abrigos Properties Ref: LAPR895

922 170021 / 651 303029

Palm Mar, Bar/Cafe

€POA

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Business Finder Tenerife Ref: 4007T

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A1 Real Estate & Property Consultants Ref: 20140397 922

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La Victoria, Canarian Restaurant

€890,000

<p>An ongoing business for sale: A restaurant situated in the North of the Island.</p><p>Location: The restaurant has a very good location : district La Victoria, under the motorway, between Tacoronte and Puerto de la Cruz. It takes only 10 minutes to get to the north airport , 20 minutes to the capital of the Island Santa Cruz de Tenerife and 10 minutes ... For full information see website or contact:

Tenerife Prime Property Ref: B-110

627-230360

Llano del Camello, Local

€450,000

This is a good opportunity for a new business, in a commercial area with good potential, close to the South motorway and increasing number of residents. The premises are brand new and are prepared for any kind of business. There is a large private terrace at the front door. Inside there are two large offices on the top floor, overlooking the workshop, the... For full information see website or contact:

Tenerife Alizes Properties Ref: COM-089

922 738653 / 626 274040

San Eugenio Bajo, Other Business

€378,000

Location: Central, Close to amenities, Close to the beach, Touristic Area Close to: Restaurants / Bars / Cafes, Shops Views: Sea

Property Alliance SL Ref: 0C2876 922 777747

Puerto de Santiago, Bar/Cafe

€350,000

New on the market is this wonderful drinks only venue with good roadside location in the Los Gigantes area . The business has been trading successfully since 1998 and is still packing them every night. This family run business puts on live entertainment 7 nights of the week for locals and holiday makers and the venue is always well supported. At weeken... For full

information see website or contact:
Business Finder Tenerife Ref: 4037T

€249,999 - €150,000

Los Cristianos, Other Business

€204,800

BANK REPOSSESSION: C/ Valle Menendez: It consists of 3 commercial properties, 380.17 m2. Local with 4 doors for access, 2 bathrooms, well situated in a central location with all kinds of services nearby. It is sold together with references n_262697 and n_260439.

The Property Gallery Ref: n_260439

922 719925 / 922 719889

Las Galletas, Local

€155,000

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GiGi Inmobiliaria Ref: 132-244

Las Galletas 922731805 / 606857512

San Eugenio Bajo, Bar/Cafe/ Restaurant

€150,000

Location: Central, Close to amenities, Close to the beach, Close to the coast, Close to the Harbour Close to: Medical Facilities, Restaurants / Bars / Cafes, Shops, Town Quality: Cosmetic work needed, Unfurnished Features: Air conditioning Outside: Terrace Parking: Parking nearby, Underground parking Community facilities: 24 hour Security

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4067T

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DOG HOTEL AND WORKING FINCA FOR SALE!

Well-established Dog Hotel in the San Miguel area operating within a 10,000sqm fully walled and fenced working finca. The main business has 10 individual 'runs', each part-covered and with its own electricity and water supply, and able to accommodate up to 4 dogs. Highly profitable business with additional, valuable income streams from the large, organic garden, orchard with many varieties of mature fruit trees, and henhouse.



There is also a spacious 2 bed, 1 bath house for rent (or sale, see below) with lounge/dining area, American-style kitchen, large covered patio, and roof terrace with panoramic sea and mountain views (Monthly Rent €1,000 + bills).

Sale Price:

Business:

€75,000

House and Business: €490,000

For more information, please call 922-703725/627-230360

€149,999 - €100,000

Adeje Town, Bar/Cafe/Restaurant
€140,000
 Restaurant For Sale in Adeje, Tenerife
The Property Gallery Ref: COM504
922 719925 / 922 719889

Tenerife South, Freehold Property
€140,000

This stunning freehold bar cafe is new on the market and is located in a busy town on the south coast of Tenerife. This business has been trading since 1992 and has always been popular with residents and multi national holidaymakers. It is now time for the owners to take a well earned retirement. This large freehold property consists of a cafe bar of 110m... For full information see website or contact:

Business Finder Tenerife Ref: 1982T
653 593231 / 922 739934

Playa Fanabe, Other Business

€122,400

BANK REPOSSESSION: Avda. de Bruselas: Commercial local located on the ground floor of C.C. FaAabe Playa: good central location within the tourist area. The local is on one level, in an exterior position, lift in the building and built in 2001.

The Property Gallery Ref: 60091198
922 719925 / 922 719889

Puerto de Santiago, Bar/Cafe

€120,000

New on the market is this wonderful drinks only venue with good roadside location in the Los Gigantes area. The business has been trading successfully since 1998 and is still packing them every night. This family run business puts on live entertainment 7 nights of the

week for locals and holiday makers and the venue is always well supported. At weeken... For full information see website or contact:

Business Finder Tenerife Ref: 4037T
653 593231 / 922 739934

Torviscas Alto, Other Business

€100,000

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Business Sales
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€120,000

In Torviscas Bajo area on a street near the beach we have for sale a comprehensive supermarket of 270m2. It is located in the apartment complex known as Sunset Bay. It has electrical installation and refrigerators (with sanitary authorisation). The supermarket also has two cashiers. These commercial premises could also be used for other types of services.

The Property Gallery Ref: COM480
922 719925 / 922 719889

Los Cristianos, Bar/Cafe/Restaurant

€105,000

Restaurant/Pizzeria; Los Cristianos Leasehold, 200m2 interior and 80m2 exterior. Done up very elegant. Fully equipped kitchen.

The Property Gallery Ref: COM495
922 719925 / 922 719889

Los Cristianos, Cerromar

€100,000

Freehold Local situated in central part of Los Cristianos close to all

local amenities. Can be used as an office, hairdressers or shop.

Tenerife Prime Property Ref: Local 03
627-230360

San Eugenio Alto, Bar/Cafe/Restaurant

€100,000

This freehold restaurant has become available to purchase. It is located in San Eugenio Alto and is surrounded by apartment complexes This venue was once a successful Italian restaurant and busy most nights. The attached pictures show the restaurant in better days. It measures 40m2 inside which held 8 tables. There is front covered terrace of 22.5m2 whic... For full information see website or contact:

Business Finder Tenerife Ref: 3026T
653 593231 / 922 739934

Las Chafiras, Other Business

€100,000

Garage, Las Chafiras License for three activities; Car wash/car sales & mechanic. 500 m2 interior. Business is fully equipped. Been established for 4 years. Very clean premises, car sales can be separate in sale. Rent per month: 1.500 Euros

The Property Gallery Ref: COM506
922 719925 / 922 719889

€99,999 - €50,000

Los Abrigos, Local

€95,000

Good position in the centre of the village, close to the beach and the car park. Has all paperwork in order. 2 separate toilets. In good condition.

Tenerife Alizes Properties Ref: LC-026
922 738653 / 626 274040

Puerto de Santiago, Restaurant

€95,000

New on the market is this family run business which has been trading successfully since 2006. The business has always been well supported by British residents and holiday makers all year round. This business opens its doors at 8am for a good selection of breakfasts and the great menu continues all day right through until close. The business has a resta... For full information see website or contact:

Business Finder Tenerife Ref: 4038T
653 593231 / 922 739934

Tenerife South, Sign Making/Fitting

€85,000

This is your opportunity to purchase this very well respected sign fitting

offer a full sign fitting service and an extensive range of blinds and awnings. Included in the sale is all the hardware you will need, computers, printers, laminators, plotters. The bus... For full information see website or contact:

Business Finder Tenerife Ref: 1856T
653 593231 / 922 739934

Las Americas, Bar/Cafe/Restaurant

€80,000

Bar - Cafeteria; 89 m2 + 100 m2, fully equipped. Well established English football bar covering extensive area, in good location, just off the beach. Excellent residential and passing trade. LEASEHOLD: 80.000 EUROS + RENT 1.500 EUROS PM + RETENTION

The Property Gallery Ref: COM520
922 719925 / 922 719889

Torviscas Bajo, Other Business

€75,000

If you are looking for a successful tattoo business then this could be it. It has been trading for two years now and operating with a manager and artist. It benefits from a roadside location with plenty of passing traffic and foot fall. The

and ... For full information see website or contact:

Business Finder Tenerife Ref: 4039T
653 593231 / 922 739934

Los Cristianos, Bar/Cafe/Restaurant

€72,000

Cake shop open since 1986 being sold with all machinery and a Peugeot Van included in the price. 25% of sales made in the shop & 75% to customers delivered on a daily basis. Rent of 950.00 per month. Machinery includes: Rotating oven, fridge, 2 x freezers, laminator, 3 x display fridges, tables for working, mixer for pastry + other small machinery. Will al... For full information see website or contact:

Tenerife Prime Property Ref: B-154
627-230360

Guargacho, Local

€69,900

LOCAL FOR SALE FROM THE BANK IN GUARGACHO; Built 1999. With 2 bathrooms. 90.16 m2. **The Property Gallery Ref: COM501**
922 719925 / 922 719889

Los Cristianos, Other Business

€68,000

70m2 Local with terrace of 40m2. Could be used as a language school, office, gym or dentist. The price has been considerably reduced for a quick sale.

Tenerife Prime Property Ref: Local 02
627-230360

Roque del Conde, Local

€65,000

Location: Outskirts of town, Quiet location, Residential Area Rooms: Independent Kitchen, Lounge and dining area, W.C. Quality: Built to a high standart, Charming property, Furnished, Modern, Newly built,

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company based in the south of Tenerife This business has been trading for nearly 3 years and can

business has been building a good reputation with its clients for quality artwork. All licences are in place

Tenerife Prime Property

Las Galletas, Bar/Cafe



Highly popular and profitable sea-front bar/cafeteria in the attractive and vibrant seaside fishing village of Las Galletas. This ready-to-walk-in-and-take-over business is fully legal and can accommodate up to 40 persons in its spacious interior and outside terrace. The café operates excellent working hours (approx 9.00am - 5.00pm daily, 6 days per week) and has a highly loyal customer base (which includes a wide range of nationalities - English, Dutch, Belgian, French, Italian, and Spanish), both residential and holiday-makers, from nearby Costa del Silencio and Ten Bel. The owners, who have built the business from scratch 5 years ago, have decided to retire. Accounts available. Monthly Rent: €1,500 incl. Tax Retention.

B-111**€75,000**

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Tastefully decorated, Well presented Features: Many Special features Parking: Parking nearby
Property Alliance SL Ref: 0C2677
922 777747

Los Cristianos, Bar/Cafe/ Restaurant

€65,000

In the center of Los Cristianos we have for sale a very attractive commercial property. A few meters from the central square, for sale is a Restaurant-Bar with a laboratory for the manufacture of Italian pasta. Professional equipment are included in the price. It has great potential to work with the most reputable hotels in the south of Tenerife. The rest... For full information see website or contact:
The Property Gallery Ref: COM517
922 719925 / 922 719889

San Eugenio Alto, Other Business

€65,000

BANK REPOSESSION: EUGENIO DOMINGUEZ ALFONSO, C.C. PUEBLO CANARIO: Good-size local, well situated and with easy access. It has a WC and is in good condition.
The Property Gallery Ref: n_794243
922 719925 / 922 719889

Tenerife South, Newsagent

€60,000

This is a great little business! An extremely profitable Newsagents situated in a busy tourist area and with low overheads and sociable day time hours only. The current owners have run the business for many many years now and are selling for a much deserved rest. Offering a wide array of products including newspapers, magazines, books, cards, phone cards, ... For full information see website or contact:

Business Finder Tenerife Ref: 1320T
653 593231 / 922 739934

Puerto Colon, Other Business

€58,000

BANK REPOSESSION: Local in C.C. Puerto Colon, 27.50 m2, ground floor. Sold as maritime freehold until 19/12/2033.
The Property Gallery Ref: n_144170
922 719925 / 922 719889

Los Cristianos, Bar/Cafe/ Restaurant

€55,000

SantElmo area of Los Cristianos, it gives business to a local evening currently only open for the night. It has a very forefront equipamiento music, local has been completely reformed. Rent a 2,500 per month (first year a 2,000) Bank Guarantee for 6 months The business is leased without accessories. It has a total surface area of 200 m2 including the terr... For full information see website or contact:
The Property Gallery Ref: COM518
922 719925 / 922 719889

Tenerife South, Kichen/Bathroom Design Studio

€55,000

This is an established company offering professional design and installation services for Kitchens Bathrooms with full design specifications developed using industry specific computer aided design (CAD) software.
Business Finder Tenerife Ref: 1418T
653 593231 / 922 739934

San Eugenio Bajo, Other Business

€55,000

Location: Close to amenities, Touristic Area Close to: Restaurants / Bars / Cafes, Medical Facilities,

Shops, Transport
Property Alliance SL Ref: 0C2888
922 777747

San Eugenio Alto, Other Business

€55,000

Excursion business for sale (SL Company); Inventory includes: 6 buggies + Renault Kangoo + Spare parts + Tools + fully equipped office.
The Property Gallery Ref: COM519
922 719925 / 922 719889

UNDER €50,000

Cabo Blanco, Bar/Cafe/ Restaurant

€45,000

€46,900

BANK REPOSESSION: Calle Albariza: Commercial local situated in the corner of the building and consists of 1 floor level. The building where the local is located is close to the main street and various bus services. 78.20 m2. Number of floor levels: 1 Position: exterior Condition: good condition Number of access points: 2 Year of construction: 2005 Lift: ... For full information see website or contact:
The Property Gallery Ref: 73072359
922 719925 / 922 719889

Costa del Silencio, Local

€46,000

Commercial unit - Situated at the front of the complex know as

Parque Don Jose. It has an area of 56.18 m2, with the right of use of a deep commercial terrace, which leads via parking spaces to the road called Calle Hercules. Access to the property is gained via communal foot-passage. The building is approximately 24 years old. Standard building materials.... For full information see website or contact:

The Property Gallery Ref: COM464
922 719925 / 922 719889

Tenerife South, Freehold Property

€45,000

ground floor of the commercial centre; with access from the gallery. Located in a touristic area close to the centre of Playa de las Americas. M2: 46.93 Number of floor levels: 1 M2 at the back: 12.15 Number of access points: 1 Year of construction: 1975
The Property Gallery Ref: 118647
922 719925 / 922 719889

Tenerife South, Property Management

€25,000

New on the market is this small cleaning business which can be operated from home and all the properties can be found along the south coast of Tenerife, where you will need to be based. This business has been trading for 3 years now and it is time for the owner to take things easier. The business is looking after 21 properties at present but there is s... For full information see website or contact:

Business Finder Tenerife Ref: 4021T
653 593231 / 922 739934

Las Americas, Other Business

€18,000

Wady Properties offers for sale a rental company, baby items also strollers, cots, children etc.
Wady Properties Ref: RCMC18
922 712254

Las Americas, Local

€16,000

Centro Commercial, Terranova. Playa de las Americas. 48 m2 Local with 90 m2 Terrace all ready set up for a BAR, fully equipped and ready to open. Option of a FREEHOLD also for 240,000 a LEASEHOLD IS 16.000a 5 YEARS RENEWABLE. 1.200 a PER MONTH RENT.
The Property Gallery Ref: COM483

922 719925 / 922 719889

San Eugenio Alto, Bar/Cafe/ Restaurant

€15,000

Karaoke Bar, Puerto Colon. Sold fully equipped, total m2 104, 74 m2 interior and 30 m2 exterior. Currently closed. Sound proof glass. Has license for live music. Option to : FREEHOLD 130.000 a
The Property Gallery Ref: COM503
922 719925 / 922 719889

Tenerife South, Babywear Shop

€12,500

This is an opportunity to take over an existing successful baby wear retail and rentals business. All that is required is a shop premises and potentially a large garage or storeroom. This business consists of retail sales of baby wear clothes, toys, gifts and the renting of prams, baby buggies and so much more. The business is being sold as the owner has... For full information see website or contact:

Business Finder Tenerife Ref: 3092T
653 593231 / 922 739934

Tenerife South, Pearl Wholesaler

€9,000

This is a one off opportunity! A wholesaler client who has had many years in the industry is about to retire and has a stock of freshwater and cultured pearls for sale at an incredible price! The stock of pearls is complete with an inventory displaying cost price. The consignment is a variety of necklaces, pendants, drops, sets, studs, rings and baby brace... For full information see website or contact:

Business Finder Tenerife Ref: 1976T
653 593231 / 922 739934

Tenerife Prime Property

TEL: 922 703 725 MOBILE: 627 230 360

Puerto Colon Marina, Mooring for Sale



30sqm (9m x 3.35m) berth for sale in Puerto Colon Marina, Tenerife, Canary Islands. Lease 25 years (17 years remaining, renewable annually). Generates income of €4,650 per annum.

The Marina, with 364 moorings for boats with a maximum length of 24metres and a maximum draught of 6 metres, has a complete range of services available to its customers, which include water and electricity. In addition, the marina can also provide its customers nautical services which may be of use: restaurant, dressing rooms, weather, waste collection, sailing school, gas station etc. In the event that you have to do some kind of work on your boat, there is a travelift, crane and a ramp. If your boat has a trailer, this is an ideal marina for short excursions without having to moor, since it is equipped with a place to lower your boat into the water and space to leave it on land. The Marina also offers maintenance and repair of vessels. Well connected and not only accessible by sea, it is also close to the nearest airport, Reina Sofia (Tenerife South).

Ref: S-B-1001

Sale Price: €67,500

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Beauty / Hair Salon Supplier



Exclusive and new to the market is this hair and beauty wholesale business which has been trading successfully for nearly two years. The owners are able to source a comprehensive range of international and professional hair and make-up products and distribute these on to an established database of clients. The purchase price if achieved will include stock, database, social media, telephone and a Citroen C3. Generating a good income from working part time hours. There are no overheads as this business can be run from home. Full training and transition period offered by existing owner. This business will not be on the market long!

29,000€

4070T

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• Businesses •



Bakery and Cake Shops Ready-made business. For sale complete or split to a certain extent. Businesses listed individually on www.businessfindertenerife.com Ref Nos: 4063T and 4064T.
395,000€ **4065T**



Freehold Investment Commercial premises. Gross return 10%+ pa. Located in a popular tourist and residential area of Golf del Sur in the south of Tenerife, close to airport. Long history of successful tenants.
79,000€ **4069T**



Tapas Café Bar Popular with both residents and holidaymakers. Great reviews TripAdvisor. 45m2. 32 covers inside and out on an internal terrace. Sold complete. Ideal starter business!
30,000€ **3066T**



Fishing Charter All fishing and tourism/transport licences in place. Fully equipped boat. Would suit a new owner with experience. Includes boat, equipment, website and transition period.
195,000€ **4058T**



Electric Vehicles With exclusive rights. All necessary licences and permissions are in place. This business is road legal. Electric eco friendly. Organized tours. Unique opportunity.
69,000€ **4059T**



Café Bar, Las Americas. Sold fully furnished and includes all catering equipment. Great starter business amongst the nightlife. Takings are reported to be good.
35,000€ **1815T**



Pool Bar, Las Americas Successfully run for 9 years. Excellent year-round income. Low overheads and accounts can be produced on a face to face meeting.
40,000€ **1865T**



Freehold Restaurant Completely refurbished, decorated and equipped to the highest standards. Golf del Sur. Excellent opportunity for an experienced caterer. Sound, professionally run business.
295,000€ **1481T**



Busy Hair Salon in upmarket tourist area. Plenty of passing trade. Low overheads. 6 work stations and 2 wash basins. Upstairs storage and laundry. Impressive takings. Scope to offer beauty treatments.
35,000€ **1476T**



Freehold Restaurant situated near the reception area in a large timeshare complex. Owners looking to retire. Double local of 96m2 and seating for 80 customers. Good, steady business. Great investment.
262,500€ **1633**



Antique Shop and quality used furniture. Price includes stock of 60,000€ approx and van. Walk in clients and repeat business from letting agencies. Family run day time only business with good earnings.
175,000€ **1326T**



Scooter Hire Business South coast. No competition. Plenty of passing trade. Price includes SL name, investment capital, all stock and fixtures and fittings. Reported earnings are good.
55,000€ **4051T**



Charter Business Charter boat operating out of Puerto Colon - the centre for most of the prime tourist excursions. The business operates 3 trips a day. All paperwork in place. Reported takings are good.
75,000€ **4062T**



Freehold Bar Cafe Las Americas. Owned 22 years. Drinks only at present but has a kitchen. Measures 70m2 and cellar of 40m2. Reported earnings are good.
295,000€ **4054T**



Freehold Cafe Bar Playa Paraiso. Full opening licence, 50m2 and 36m2 terrace. Modern, with traditional pub feel. Small well equipped kitchen. Low overheads. Good recorded earnings.
131,000€ **4045T**



Sports Bar Internet Cafe Trading for 4 years and has undergone reforming and rebranding. Nice terrace. Drinks only with some snacks. Reluctant sale!
23,000€ **3063T**



Superb Bistro Bar TripAdvisor and Certificates of Excellence 2015 and 2016. Double local. Covered terrace. Bright and modern. Paperwork & licences in place. Excellent earnings.
80,000€ **4068T**



Stunning Restaurant Golf del Sur. Great reviews on TripAdvisor. Totally reformed throughout. All fixtures and fittings are brand new and are included in the sale price.
70,000€ **4008T**



Sex Shop in nightlife area of Las Americas. 1st floor. Good visibility from the street. Steady stream of return tourist and expat customers over the years. Good living.
39,000€ **1441T**



Cocktail Bar Built from new to a very high standard. Open during the evenings in Playa Fanabe. Drinks only at present. Good sized kitchen and storeroom. Must be sold!
39,500€ **3085T**



Second Hand Business Excellent reputation. Retirement forces reluctant sale. Freehold purchase includes shop of 70m2, stock, flatbed van, phone number and local of 70m2 to rent if required.
149,000 **1280T**



Newsagents For Sale Extremely profitable business in busy tourist area and with low overheads and sociable daytime hours only. The owner is now looking to retire.
60,000€ **1320T**



Sports Bar Fañabe Well established. Redecorated, refurbished and spacious with comfortable furniture. 60m2 with large terrace. Compact kitchen. Traditional pub fayre. Reported earnings good.
65,000€ **4026T**



Mini Market Los Gigantes. Family owners since 1989 with accounts. Price includes all fixture and fittings but not stock. Well run business. All sensible offers considered!
115,000€ **4017T**

• Residential Sales •



Chayofa Villa 2 bedroom villa plus 2 separate self-contained apartments. Potential as residence, rental or holiday home.
995,000€ **3065T**



Guia House Detached bungalow on outskirts of town with mountain and La Gomera views. Plot 7400m2. Planning permission to build on the 134m2 terrace. Private residence or used in conjunction with business.
350,000€ **4025T**



Investment Potential 3 bedroom apartment in Los Cristianos town centre with 90m2 of living area, garage and large storeroom.
315,000€ **3030T**



Penthouse Apartment Wonderful property in the coastal town of Alcalá with great views. The living space in excess of 100m2 + large rooftop terrace of 90m2.
175,000€ **3096T**



Duplex Apartment in Aparthotel, perfect to live in, use as a holiday home or for letting out both short and long term. Open plan lounge diner, kitchen and 2 bedrooms.
99,000€ **4031T**



Magnificent Finca South Tenerife. Views La Gomera and La Palma. Great potential! Live here or use to generate a substantial income. Sale includes Porsche car!
1,700,000€ **1984T**

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Los Cristianos Steak House



This restaurant has been in the same professional hands for several years going from strength to strength and earning more and more happy and regular customers. You can truly enjoy the benefits and start earning money from day one.

Ref.: 1824 Price: 99,000€

Restaurant in Los Cristianos



This new and stylish Restaurant has just come for sale for a barging price in a commercial center close to hotels and many residential buildings. You get 25 m² terrace facing the street, seating for 38 guests, and a new kitchen.

Ref.: 1822 Price: 39,000€

Big Sports & Pool Bar



For a bargain price you get this licensed bar and restaurant with a good reputation in Valle San Lorenzo. This business combines a restaurant menu with a sports bar atmosphere e.g. by offering pool tournaments and classic Sunday Roasts.

Ref.: 1820 Price: 22,000€

Perfume & Beauty Store



This shop is placed in the middle of Adeje, with a lot of passing by traffic. The locale is 25 m² big. The store is furnished nice and simple with shelves and a desk. And with a small make-up table. A perfect locale to start a beauty shop.

Ref.: 1818 Price: 15,000€

Profitable Cafe in Golf del Sur



This café is placed in a big complex of Golf del Sur with more than 200 units, which both secure a lot of new guests every week, as well as returning happy customers. With the inside and outside terrace you have room for 40 guests.

Ref.: 1811 Price 80,000€

First Line Restaurant Fañabe



Just at the beach promenade you get this modern restaurant with all facilities for a professional chef. This restaurant can easily be taken over without any further changes, and with guarantee for good figures.

Ref.: 1807 Price 129,000€

Motorcycle Rental & Excursion



Motorcycle business with 10 newer bikes from 600 cc to 900 cc. This shop offers both rental and excursions, and can be run by one person easily. Included in the price is the good reputation and a new website for further promotion.

Ref.: 1798 Price 96,000€

Stunning Wellness Hotel in The Mountains of Tenerife



This hotel is a unique opportunity for a family or a couple who wants to run a smaller but luxurious hotel. This hotel has 14 rooms, a big dining room with a proper kitchen to run a small restaurant and also find a bar and space for a lounge area. In a patio garden behind the hotel is a small pool, benches, tables and beautifully pear and almonds trees. From the garden you can enter the big basement, where you find a fitness room, a new Jacuzzi, a big sauna, and of course showers and toilets. Furthermore, you find a big lounge room and game room with pool table, couches, and soft chairs. You also get an apartment for the managers with 2 rooms, living room, kitchen and bathroom. This hotel is newly renovated and a must see!

Ref. 1818 Price 1,499,000€

Large and Modern Restaurant



Brasserie & Wine Restaurant situated in a new commercial centre in the upcoming area of Granadilla de Abona. The restaurant is 58 m² with a big terrace of 135 m². It is modern and tasteful designed and can be taken over without any changes.

Ref.: 1797 Price 120,000€